



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, July 11, 2023 at 9:00 AM

AGENDA

Possible additions to the agenda and related materials are not set forth herein.

Times set forth are approximate and may be adjusted as necessary.

A. PROCLAMATIONS AND RECOGNITIONS.

- [a.](#) Resolution Recognizing the Service of Susan Helander

I. WORKSESSION - 9:00 AM

- [A.](#) Arts in Public Spaces
- [B.](#) Septic Remediation Committee
- [C.](#) Transportation Planning Update
- [D.](#) Beneficial Use of Funds
- [E.](#) Review of Parcels Exempt from Taxation by Resolution of the Fauquier County Board of Supervisors
- F. Agenda Review

II. REGULAR MEETING - 6:30 PM

B. INVOCATION.

C. A Moment of Silence for Bobby Pennington.

D. PLEDGE OF ALLEGIANCE.

E. PROCLAMATIONS AND RECOGNITIONS.

- [a.](#) Resolution Recognizing the Service of Ali Zarabi
- [b.](#) Resolution Recognizing the Service of Kevin Carter
- [c.](#) Resolution Recognizing the Service of Renard Carlos
- [d.](#) Resolution Recognizing the Service of Sean Polster

F. CITIZEN'S TIME.

G. APPROVAL OF THE AGENDA.

H. PUBLIC HEARINGS.

- a. Special Use Permit (SUP) 2023-01 St. John the Evangelist Catholic Church** – the Applicant, St. John the Evangelist Catholic Church, and the Owner, the Catholic Diocese of Arlington, seeks to amend a June 3, 1986 SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.
- b. Bulk Water Rates**
- c. Petition to Terminate a Restrictive Covenant:** The Owners/Applicants , Broadview Holdings LLC and Fog Holdings LLC, , seek to remove a restrictive covenant that was placed on the subject properties by the Town of Warrenton. The subject parcels are zoned to the Commercial District of the Town of Warrenton Zoning Ordinance and are designated as Commercial on the Future Land Use Map. The subject parcels (GPIN’s 6984-18-6837-000, 6984-18-5649-000, and 6984-18-3854-000) are located at, or contiguous to, 380 Broadview Avenue on approximately 3.543 acres.

I. CONSENT AGENDA.

- a. PD 9 Appointment**
- b. Sidewalk Project Description Update**
- c. Resolution Authorizing Advertisement of a Public Hearing for Review of Parcels Exempt from Taxation by Resolution of the Fauquier County Board of Supervisors**

J. NEW BUSINESS.

K. UNFINISHED BUSINESS.

L. TOWN ATTORNEY'S REPORT.

M. TOWN MANAGER'S REPORT.

N. COUNCILMEMBERS TIME.

O. ADJOURNMENT.

A PROCLAMATION RECGONIZING SUSAN RAE HELANDER FOR HER DEDICATION AND SERVICE TO THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, the Town of Warrenton's Planning Commission is responsible for preparing and submitting a Comprehensive Plan, preparing and submitting the annual Capital Improvement Program, and recommending actions to the Town Council on land use applications, Ordinances, and plans in the name of the public health, safety, convenience and welfare of the citizens of the Town; and

WHEREAS, the Town of Warrenton adopted its Comprehensive Plan in 2002 and updated it between 2009-2013 with input from the Planning Commission and Ms. Helander; and

WHEREAS, the Town of Warrenton updated its Zoning Ordinance in 2006 with input from the Planning Commission and Ms. Helander; and

WHEREAS, the Town of Warrenton adopted its Subdivision Ordinance in 2006 and updated it in 2014 with input from the Planning Commission and Ms. Helander; and

WHEREAS, Ms. Helander participated in and became trained as a state recognized Certified Planning Commissioner; and

WHEREAS, Ms. Helander served in leadership roles on the Planning Commission as Vice Chair in 2016 and Chair from 2017-2022 overseeing multiple influential Zoning Updates; and

WHEREAS, the Town of Warrenton adopted its updated Comprehensive Plan, Plan Warrenton 2040, in 2021 with Ms. Helander acting as Chair to guide the input of the Planning Commission; and

WHEREAS, Ms. Helander served throughout the years to ensure thoughtful input prior to Planning Commission votes; and

WHEREAS, Ms. Helander contributed to the deliberations on countless land use applications and submitted her votes based on her opinion of the best interests of the Town and its residents; and

WHEREAS, Ms. Helander further contributed to the community in the capacity of creating the Tree Board, the publication of the Heritage Trees of Old Town, and the adoption of the first tree ordinance; and

WHEREAS, Ms. Helander further contributed to the community through the Partnership for Warrenton and the creation of First Fridays; and

WHEREAS, Ms. Helander faithfully served on the Planning Commission for two decades by participating and contributing her sage input for the overall welfare of the Town and its residents; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton herby recognizes and deeply appreciates the contributions of Susan Rae Helander for her dedication and service to the Town of Warrenton, Virginia, and its Citizens.

H. E. Carter Nevill
Mayor Town of Warrenton



Office of the Town Manager
Frank Cassidy

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

STAFF REPORT

Council Meeting Date:	July 11, 2023
Agenda Title:	Arts in Public Places
Requested Action:	Hold a Work Session
Department / Agency Lead:	Department of Community Development
Staff Lead:	Rob Walton

EXECUTIVE SUMMARY

Town Staff has met twice with seven (7) individuals to begin discussions to consider art in public places throughout Warrenton. The individuals consist of local artists, art teachers in our schools, and an ARB member. The group has started to think of ideas that can influence art in the Town. Initial ideas include:

- Develop Design Guidelines
- Pop-up Art Galleries
- Tile/Mosaic Murals
- Studio Tours
- Create a Map Showing Points of Interest
- Parking Space/Crosswalk Art
- Cultural Spray Ground
- Create More Interest Along Broadview Avenue
- Painted Parklets
- Spirit of Halloween

The group will continue to meet once a month to discuss ideas, guidelines, and funding opportunities. Other than private projects, the first pilot mural could be located along the parking lot retaining wall facing Horner Street at the rear of 21 Main Street. The group is also considering sculptures that could be located in public spaces (parks, trails, etc.). The adopted Comprehensive Plan envisions the Greenway and Makers District as an area that could maximize the use of industrial areas for maker space with food and arts, create connective elements to the greenway, and enhance gateway form and function.

BACKGROUND

In early May, Town staff reached out to local artists, art teachers, and citizens to meet and discuss art within the community. On May 24, 2023, the Arts group held their first meeting to discuss the possibility of expanding artwork throughout the Town. The group is in the early stages of ideas to include guidelines, locations, and project types. Public spaces would be easiest to pursue, however, private properties may be available with the owner's permission. The group will also look for available grants and donations to help fund the projects.

Below is an example of what a mural could look like in the Town. The sketch up shows the Culpeper Street side of the Britches building. This is an example only.



STAFF RECOMMENDATION

Hold the work session and offer input.

Service Level / Policy Impact

Plan Warrenton 2040 (Historic Resources) seeks to promote economic development through historic resources. One of the goals is to work with the Town's Main Street organization and other entities to strengthen economic opportunities highlighting the Town's historical, arts, and culinary assets for placemaking events. Encouraging arts in public places helps meet this vision of the Comprehensive Plan.

Fiscal Impact

The addition of art to the downtown area may attract new visitors to the Town. The artwork can attract more visitors to stay longer and explore more areas of the Town to see the projects that are completed. The group will ultimately create a map indicating the location of all of the artwork.

Legal Impact

No legal impact identified at this time.



**Art in Public Places
Town Council Work Session
July 11, 2023**

Art In Public Places

- Working group of 7 individuals:
 - Local Art Teachers
 - Local Artists
 - ARB Member
 - Town Staff
- Monthly meeting
 - Potential Locations for artwork
 - Design Guidelines
 - Ideas for future:
 - Pop-Up Galleries
 - Murals
 - Studio Tours
 - Maps Showing Points of Interest
 - Parking Space/Crosswalk Art
 - Cultural Spray Ground
 - Painted Parklets

Public and Private Spaces

- Initial location could be the retaining wall facing Horner Street behind 21 Main Street.
- The group will need to consider funding opportunities.
- Artwork is not regulated by the Zoning Ordinance as long as the design is not considered signage.



Comprehensive Plan

- Plan Warrenton 2040 seeks to promote economic development through historic resources. A goal is to work with the Town's Main Street organization and other entities to strengthen economic opportunities highlighting the Town's historical, arts, and culinary assets for placemaking events.
- Encouraging arts in public places helps meet this vision of the Comprehensive Plan.

Economic Development

- The addition of art to the downtown area may attract new visitors.
- Artwork may encourage visitors to stay longer and explore more areas of the Town.
- Create a map identifying all locations of art within the Town.



Office of the Town Manager
Frank Cassidy

Warrenton Town Council
Carter Nevill, Mayor
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David McGuire, At Large
Paul Mooney, At Large

STAFF REPORT

Council Meeting Date:	July 11, 2023
Agenda Title:	Septic Remediation Update
Requested Action:	Hold a Work Session
Department / Agency Lead:	Department of Community Development
Staff Lead:	Denise Harris

EXECUTIVE SUMMARY

The Town was unsuccessful in obtaining the original VDHC grant funding that was applied for in 2021. We now have the opportunity to apply for a DEQ grant worth \$750,000 that is tied to State ARPA funding. Staff is working on a program that describes how the funding will be used in conjunction with those properties that continue to be served by septic fields within the Town. Staff would like to submit a program that will provide funding on a first come, first serve basis. The application is due by the end of September 2023 and there is no guarantee that funds will be awarded once the application is submitted to DEQ.

BACKGROUND

The Town application to receive funding from VDHC was not successful. DEQ is currently accepting applications to provide up to a \$750,000 grant to aid in connecting properties to public sewer utilities. Depending on the owner's income level, funding reimbursement will be based on a percentage basis. Those earning more than \$152,100 per year are eligible for a 50% cost share while those earning less than \$152,100 are eligible for a 100% cost share. Of the \$750,000 grant, 35% of the grant can be used for administration of the program.

STAFF RECOMMENDATION

Hold the work session to discuss next steps.

Service Level / Policy Impact

Receiving any funding would allow for the ability to provide public sewer to those that are currently being served by a septic field. The funding will not be sufficient to provide public sewer to everyone at this time.

Fiscal Impact

The DEQ grant does not require matching funds from the Town.

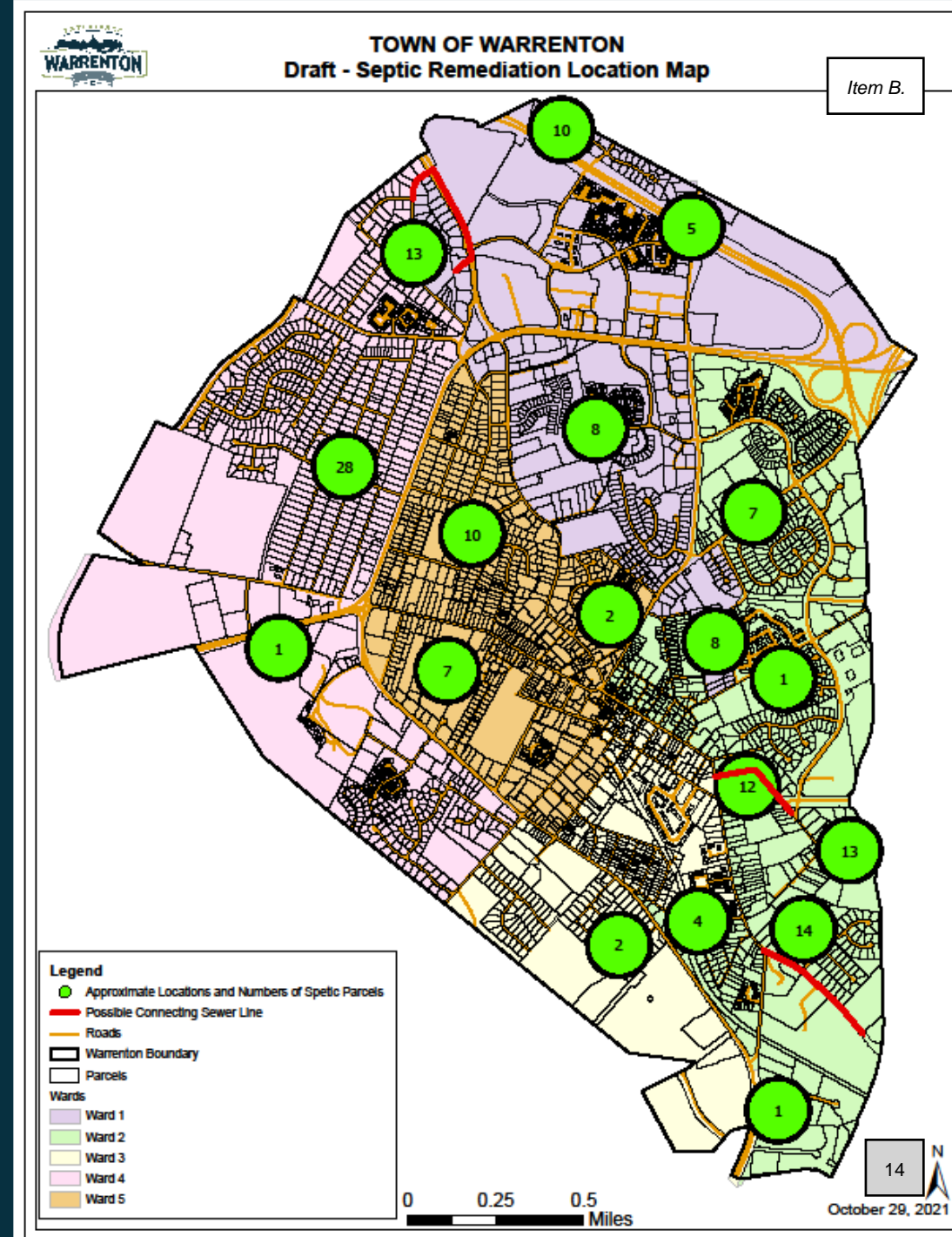
Legal Impact

None known at this time.



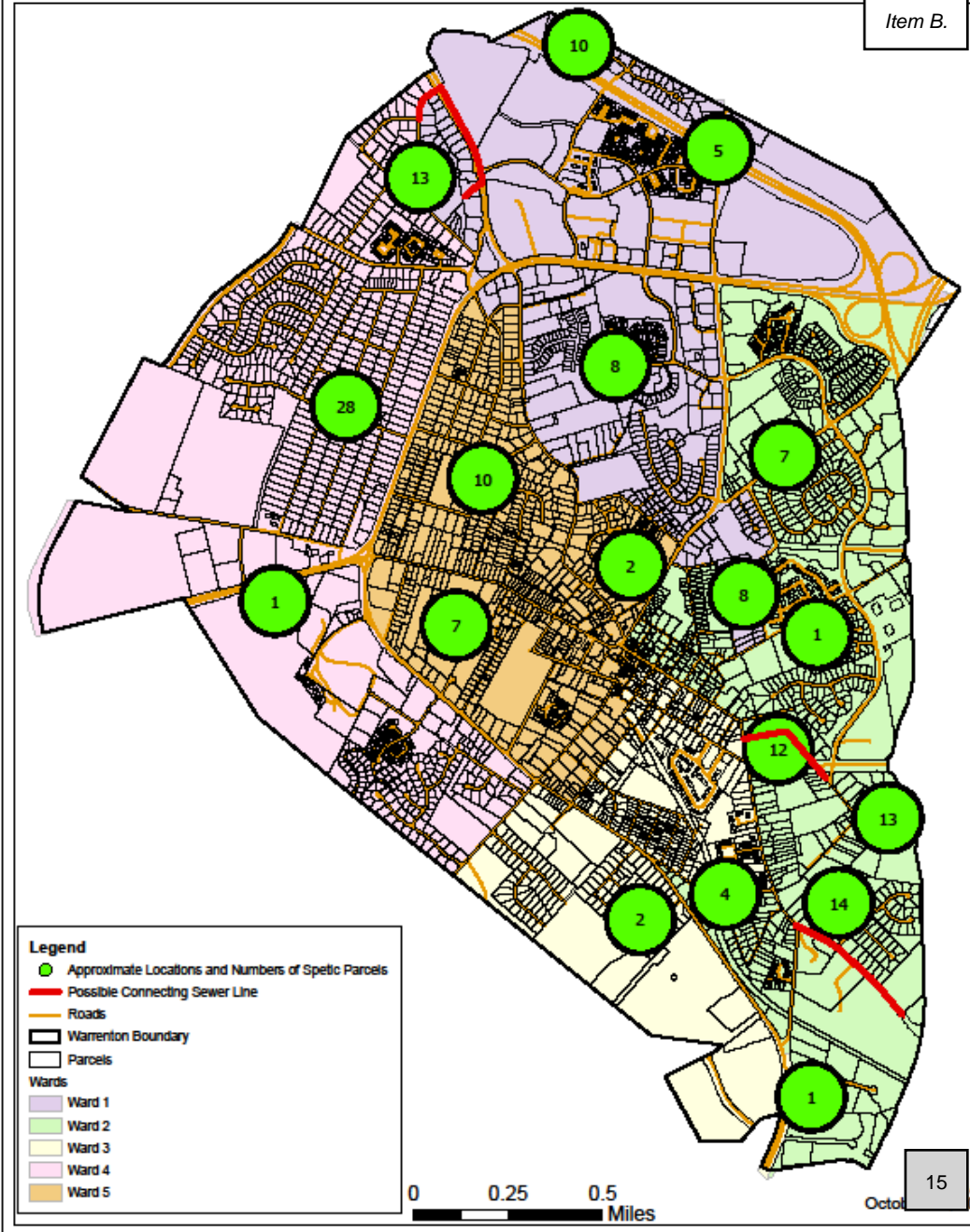
Committee

- Established by Town Council July, 2021
- Data and Analysis
- Cross referenced multiple data sources (E911, billing, Department of Health Permits)
- GIS Layer and Mapping
- Public Workshop
- Surveys of properties 2022
- Applied for State ARPA Grants 2022
- 2023 Potential One Grant/Denied One Grant



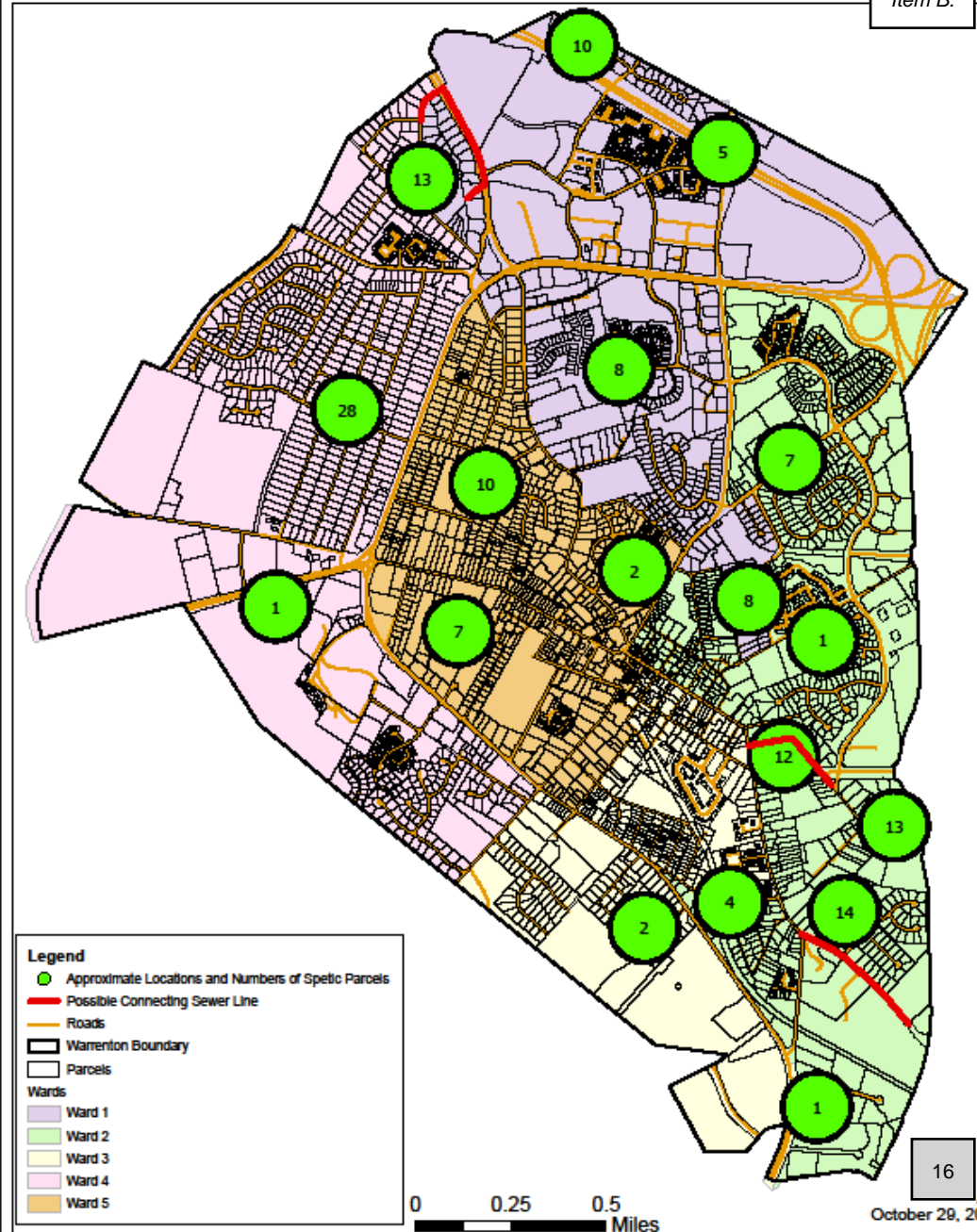
What the Data Reveals

- Parcels on septic exist across all wards
- Septic locations, conditions, and age vary across income levels
- There are possible gaps in the data
 - For example, homes built before 1950 may precede VDH permitting



ARPA Funding

- \$750,000 Septic Local Partner Program
- **First Come, First Serve**
- \$152,100 Income Limit
- 100%/50% Cost Share
- \$40,000/\$20,000 per parcel
- \$10,800 Sewer Fee
- Reimbursement Grant
- 35% Administration
- Can not be used for sewer lines
- Approximately 84 parcels
- $12 = 750,000 \times .65 / 40,000$



Next Steps

1. Does the Town want to pursue grant?
2. If yes, knowing there are not enough funds for all parcels, how would the program be administered?
 - First come first serve,
 - Income limits,
 - Geography,
 - Tap fees



Community Development
Department

STAFF REPORT

Commission Meeting Date:	July 11, 2023
Agenda Title:	Transportation Planning Update
Requested Action:	Provide staff direction for County Main Street Request
Decision Deadline:	N/A
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Staff will provide a brief update on transportation planning efforts occurring in the Town as a follow up to the briefing provided in February, 2023. The Town Council indicated a desire to ask Fauquier County to financially contribute to the Main Street Improvement Project. This topic was discussed at the last two Town County Liaison meetings, at which time the County requested the Town submit a formal letter to the County. Town Council may wish to direct staff to issue a letter on their behalf.

BACKGROUND

The Town reviewed the 1992 Spreiregen Plan for Main Street and updated it for a 2019 VDOT Revenue Sharing grant. This concept plan was successful with Town Council allocating 50% of the reimbursement \$1.47 million grant. This grant did not take into account potential utility replacements above or below ground, the rebricking of the existing sidewalks, any required right-of-way, or costs of local administration. The cost estimate included site plans, geotechnical design, mill and overlay, bump outs, ADA curb ramps, brick crosswalks, and landscaping. At the time of grant submission, Revenue Sharing grants were allocated the next FY after grant approvals. As such, cost estimates were appropriate for that time and need.

In 2020 the pandemic changed the dynamics of the state budget, the supply chain, and inflation. Revenue Sharing grants were pushed back several FY cycles by the state. The result is the cost of the project was estimated to increase from \$1.47 million to VDOT costs of almost \$3.578 million in 2021, or an estimated \$4.7 million inflated 2028. This resulted in Town Council abandoning a second Revenue Sharing grant in 2021 due to lack of ability to meet the 50% match and the desire to ask Fauquier County to potentially participate in the improvement of Main Street.

Additionally, Roll Out Warrenton changed how the community interacts with Main Street. Now seasonal parklets and road closures on weekend nights allow for outdoor seating and entertainment. The Spreiregan Plan/2019 Plan are still elegant concepts; however, it is recommended to take a fresh look at

the concept to ensure the investments are being made in a manner most appropriate to the post-COVID time.

The \$1.47 million Revenue Sharing grant is available for the Town to access any time it would like to move forward. It must move forward no later than in FY25, where it is currently allocated in the CIP. While this amount will not cover the full Main Street improvement, VDOT allows for flexibility to implement as much of the project as is possible. For example, the Town could choose to design and engineer the project and then implement one or multiple trial block(s).

Other items included in the transportation planning update are:

- VDOT has concluded the right-of way phase of the Broadview Safety Improvement Project.
- VDOT is launching this summer a Pipeline Study for Shirley Avenue from Frost to Falmouth Street
- Waterloo Street survey is concluded.
- Commonwealth Transportation Board approved the Smartscale funding for a roundabout at Lee/Blackwell intersection and one at Broadview/Lee/Winchester intersection beginning FY26.

STAFF RECOMMENDATION

Based on the Town County Liaison meetings, staff recommends the Town Council direct staff to execute a letter to Fauquier County on behalf of Town Council with the formal cost share request for the Main Street Improvement.

Step one might be to request to Fauquier County equally contribute to the cost share with the Town and VDOT on the Main Street Improvement Project. This will allow the project to be designed and engineered with a portion to be built. Staff recommends starting implementation on the western end of the project and proceeding east as many blocks (estimated 1-3) as the funding allows. With inflation, it is not possible to guarantee how far the funding will go until bids are in place. However, if the County participated equally then the funding would increase to approximately \$2.2 million. Then the Town can pursue future VDOT funding grants, possibly in partnership with Fauquier County, for the remainder of the implementation.

ATTACHMENTS

1. Presentation



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

June 1, 2023

Route 17 – Broadview Avenue
Broadview Avenue Access Management Improvements
Project (NFO) 7017-156-309, C-501
Federal Project: STP-5B01 (460)
Fr: 0.139 Mi. N. US Route 211 (Frost Avenue)
To: 0.810 Mi. N. US Route 211 (Frost Avenue)
Town of Warrenton, UPC/ID 111647

Route 17 – Broadview Avenue
Intersection Improvements at Frost Avenue and Broadview Avenue
Project (NFO) 7017-156-308, C-501
Federal Project: STP-5B01 (461)
Fr: 0.168 Mi. S. US Route 211 (Frost Avenue)
To: 0.139 Mi. N. US Route 211 (Frost Avenue)
Town of Warrenton; UPC/ID 111647

MEMORANDUM:

TO: Mr. K. A. Bates, P.E.

ATTENTION: B. Coaker, P.E.

RE: Certification No. II for Advertisement and Construction

This is to certify that although all necessary rights-of-way have not been fully acquired, the right to occupy and use all rights-of-way required for the proper execution of the captioned project has been acquired.

No persons, businesses, or nonprofit organizations were displaced by the right of way acquisition for this project; therefore, relocation assistance was not required. There are no railroads or buildings affected by the proposed construction.

In addition, to the best of our knowledge, the soil on all the right of way parcels acquired for this project is free of contaminants.

Utility conflicts on the above project are anticipated to be completed by the September advertisement date of the project. Any utility work that is to be performed during highway construction will be covered by a special provision or utility plan inclusion in the contract assembly.

Mr. K. A. Bates, P.E.
Attn: H. Caples, P.E.
June 1, 2023
Page 2

Right of way has been acquired in accordance with current FHWA directives covering the acquisition of real property. It is satisfactory to advertise this project for construction bids and for construction to proceed with respect to right of way and utilities.

Lori A. Snider/ajm

Lori A. Snider
State Right of Way & Utilities Director

CC: S. A. Londrey
G. J. Cooley, P.E.
R. Adams
M. J. Pullin
M. J. Comer
S. Lupo
D. Cabbage
A. F. Delaney
R. M. Franklin
A. Byrd

Broadview Ave. Right of Way Summary

6/14/2022

Parcel	Owner	Status	
UPC	111648		
001	ABC & J LLC	Complete	
003	Oak View National Bank	Complete	Certificate
004	Betie D. & Rudolph Shifflett	Complete	
005	Alvin F. & Emily G. Henry	Complete	
006	Frost Properties, LLP	Complete	Certificate
007	510 Frost LLC	Complete	
008	Mighty Midget LLC	Complete	Certificate
009	34 Broadview LLC	Complete	Certificate
UPC	111647		
010	Frost Family, LLP	Complete	Certificate
011	Quarles Petroleum Incorporated	Complete	
013	95 Broadview, LLC	Complete	
014	Kingston Ranch Development LLC	Complete	
015	ACR Investments LLC	Complete	
016	Thomas & Pamela Hugill	Complete	
017	Alfred Griffin LLC	Complete	
018	Realty Income Corp	Complete	Certificate
019	Springdale Subsidiary - Warrenton	Complete	
020	Cecil's Service & Equipment	Complete	
021	Broadview Property LLC	Complete	Certificate
022	331, LLC	Complete	
024	McDonald's Corp	Complete	
025	Piedmont Ltd. Partnership	Complete	
027	Chu's Enterprise Inc(China Jade)	Complete	
030	Oak View National Bank	Complete	Certificate
031	Broadview LLC	Complete	
032	Ttees of Cecil Campbell, et ux	Complete	
033	Shantam LLC	Complete	
034	KFC US Prop. Inc	Complete	Certificate
037	Shantam Tech, Inc	Complete	
039	310 Broadview Enterprises, LLC	Complete	

Appraisal
Offer
Negotiation
Complete



**Town Council
Transportation Planning Updates
July 11, 2023**

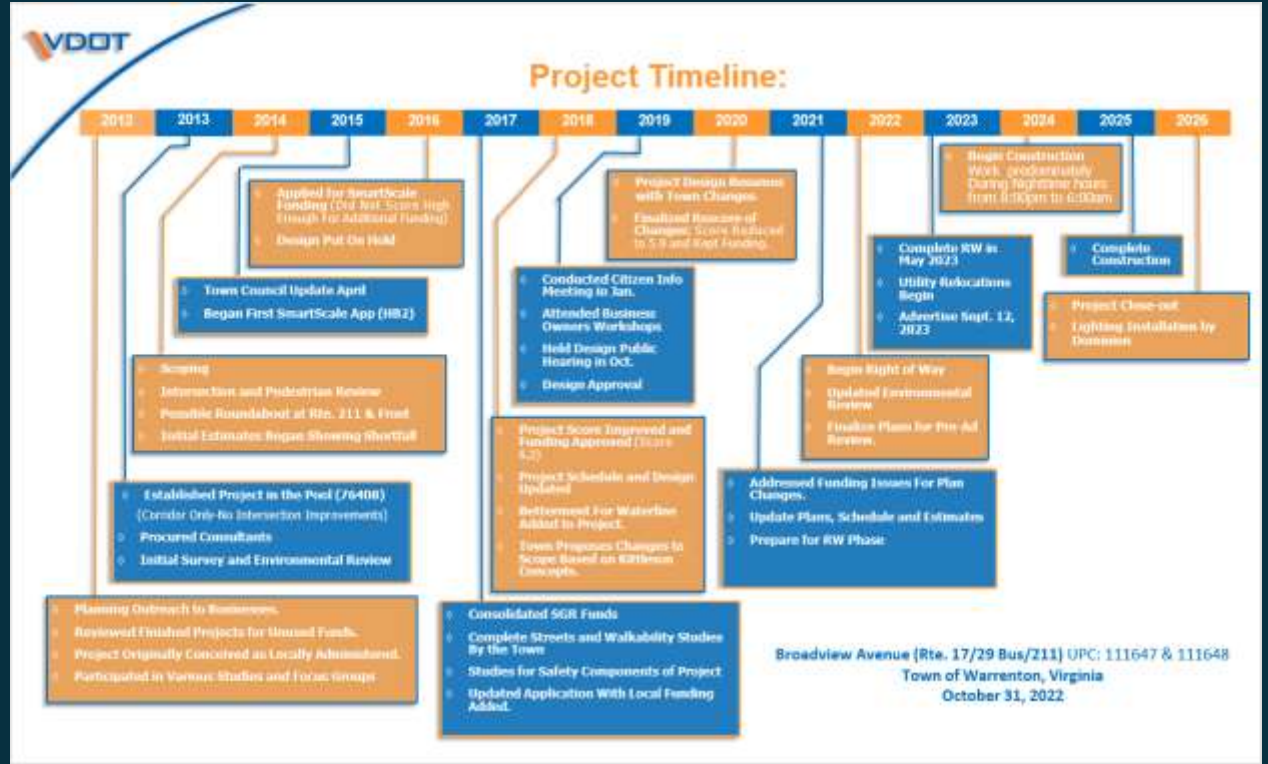
VDOT Shirley Avenue Study - Frost to Falmouth



- Meets VTRANS Priority 2 Need (Prioritized 1-4)
- OIPI Location Identified Corridor Needs to be Studied: safety, congestion, bike/ped needs – Not studied before by VDOT
- Spring 2023 – VDOT District Successfully Applied to OIPI Pipeline Program
- Pipeline Kick off this Summer

Smart Scale Broadview Safety Improvement Project

- November 9, 2022 - Town Council Update from VDOT
- **ROW Phase Complete**
- September, 2023 – Bid
- January, 2024 - Award Project
- Spring 2024 – Anticipated Construction begins



VDOT Managed Project

Project Website: <https://www.virginiadot.org/projects/culpeper/broadview.asp>

Waterloo Street

- November 9, 2022 – Town Council Update
- FY2023 Budget/CIP Adoption – ARPA
 - \$70,000 Survey and begin engineering
 - FY2024 CIP Placeholder Not Cover Full Implementation
- FY2023 ARPA Funding Open RFP Issued
- February 1, 2023 – Transportation Consultant Award for ARPA Projects
- Spring 2023 – Survey Completed



VDOT Project Pipeline – Lee Highway

- Identify VTRANS mid-term needs using Performance Based Approach
- Lee Highway Identified for Culpeper District as part of Statewide Initiative
- Overall corridor safety and congestion performance analysis
- Study Five Intersections
 - Broadview
 - Branch Dr
 - Village Center
 - Fletcher
 - Blackwell Road
- Town Council Provided Updates Throughout Project
- March 8, 2022/July 12, 2022 – Town Council Directed Staff to Apply for Smart Scale Funding Based on Pipeline Report



VDOT Managed Project

Project Website: <https://vapipeline.org/studies/culpeper/cu01-us-211.asp>

APPROVED Round 5 Smart Scale Project Broadview/Winchester/Lee Roundabout

- Round 4 & 5 Application – Town Council Resolution
- CoSS and UDA
- Included in Plan Warrenton 2040
- Included in CIP
- Pipeline Study
 - This alternative reconfigures the intersection to a multi-lane hybrid roundabout.
 - The roundabout can improve operations by 60%, reduce crashes up to 60%, and improve the safety of pedestrian crossings.

January 2023 - Recommended for Funding
 \$14,890,760
 Anticipated Engineering – FY26
 Anticipated Construction – FY29



APPROVED Round 5 Smart Scale Project Lee Hwy/Blackwell Road Roundabout

- Included in Plan Warrenton 2040
- Included in CIP
- CoSS and UDA
- Pipeline Study
 - This alternative reconfigures the intersection to a multi-lane hybrid roundabout.
 - The roundabout can improve operations by 70%, reduce crashes up to 60%, and improve the safety of pedestrian crossings.

January 2023 - Recommended for Funding \$14,066,640
Anticipated Engineering – FY26
Anticipated Construction – FY29



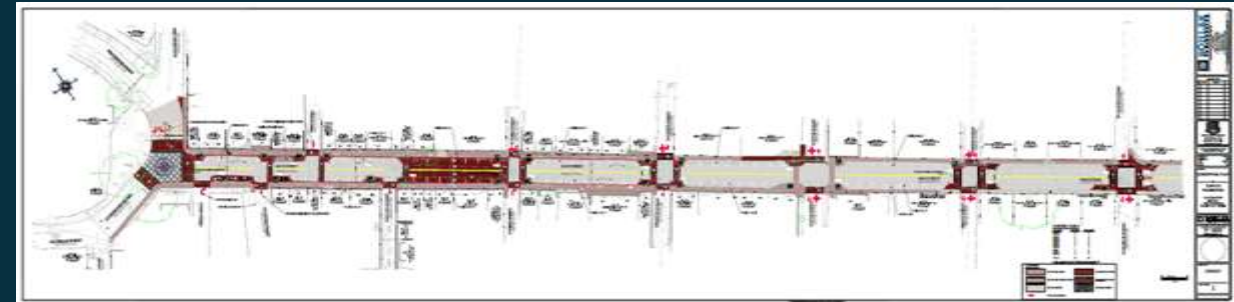
Smart Scale Round 5 – Culpeper District

\$28,957,400 Total Investment in Town Infrastructure
Approximately 20% of Total for Culpeper District
100% Federally Funded

Application ID	Project	Organization	SMART SCALE Request	SMART SCALE Score	Step Funded
9137	Rt. 3, Rt. 669 Intersection Improvement (Partial R-Cut)	Culpeper County	\$4,686,393	11.63	1
9178	Avon Street Multimodal Improvements	Charlottesville-Albemarle MPO	\$15,807,317	8.46	2
9171	Route 230 & Route 687 Intersection Improvements	Madison County	\$11,320,633	7.89	1
8942	Orange Rd / Fredericksburg Rd Roundabout	Culpeper Town	\$12,796,616	7.66	1
9284	Old Brandy Road Sidewalk Extension	Culpeper Town	\$8,292,885	7.11	1
9272	Route 28 & Station Drive - Roundabout	Fauquier County	\$9,254,511	6.63	1
9289	Orange Road Sidewalk Extension	Culpeper Town	\$8,592,462	6.40	1
9331	US250/Peter Jeff. Pkwy Intersection Imprvmnts & Access Mngmnt	Thomas Jefferson PDC	\$20,546,717	6.02	2
9124	Rt. 229 and Rt. 621 Roundabout	Culpeper County	\$10,042,765	5.94	1
9158	W Lee/US17BusN/Winchester Intersection Improvement	Warrenton Town	\$14,890,760	5.44	1
9159	Pipeline Project Lee Hwy/Blackwell Road Safety Improvement	Warrenton Town	\$14,066,640	5.26	1
9144	Belvedere Boulevard and Rio Road Intersection Improvements	Albemarle County	\$4,890,328	4.58	1
9059	Route 3 / Route 20 Intersection Improvements	Orange County	\$16,980,924	4.25	1
Total Staff Recommended - 13		Total	\$152,168,951		

Main Street Improvement Project

- 1992 Spreiregen Plan
- 2002/2013 Comprehensive Plan
- 2018 HSIP Grant
- 2019 VDOT Revenue Sharing cycle for \$1.47 million
- The new L&D estimate, the same concept with deeper cost analysis, \$4,163,746 (2021 uninflated)
- Portal Inflation \$5,698,974 (Project Completion 2031)
- Variables: Administration, Timing, PE Design Bid, materials, ROW, Scope, MOT, contingency percentage
- Estimate DOES NOT include sidewalk rebrick, administration costs, potential ROW
- November 2021 – Town Council Direction to Staff to Withdraw 2021 Application



Main Street Decision Points

- Direction regarding Letter to Fauquier County Requesting Participation in Project
 - Request \$740,000 to match VDOT/Town Contribution
 - Implement Design/Engineering FY25
 - Start at Court House proceed east by block with implementation
 - Apply for future grants to implement entire project after lessons learned



**Town Council
Transportation Planning Updates
July 11, 2023**



Office of the Town Manager

Frank Cassidy

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Item D.

Council Meeting Date:	July 11, 2023
Agenda Title:	Beneficial Use of Funds
Requested Action:	Receive the information to allow for discussion and direction at a future Town Council meeting.
Department / Agency Lead:	Town Manager
Staff Lead:	Frank Cassidy

EXECUTIVE SUMMARY

Council Member McGuire requested that staff place this item on the July 11 agenda for discussion. Staff met to discuss items and a possible effective program for addressing affordable housing on a Town-wide basis. In these discussions, programs which staff had personal involvement with and have worked with through the years were brought up. Given this discussion, Town Manager contacted Council Member McGuire to discuss what the staff's ideas and experiences. Council Member McGuire liked the idea of presenting these ideas at a very high level at the July 11 Council Meeting Work Session. This agenda item is meant to begin a dialogue of finding a long-term, holistic approach to addressing affordable housing. No action is requested at this time.

The ideas and programs discussed include: Weed and Seed, Paint Your Heart Out, Broken Window Theory, and studies based on local housing solutions.

BACKGROUND

At the June 13th, 2023, Regular Town Council meeting, Councilman David McGuire put forth a motion to direct Staff to utilize the remaining ARPA funds for the benefit of the Town. The direction was to utilize the funds on tangible, immediate impacts rather than hiring Staff or commissioning reports or studies. The Total for unallocated ARPA funds is \$278,597.

Total ARPA Funding Received	10,403,180
Total Appropriated	6,611,715
Total Committed	712,868
Total Proposed in Budget	2,800,000
<i>Comprehensive Zoning Update</i>	<i>200,000</i>
<i>WWTP Capital Payment</i>	<i>1,000,000</i>
<i>Horseshow Grounds</i>	<i>1,600,000</i>
Available Balance	278,597

Staff is presenting high-level items for general discussion and direction from Council. No action is requested at this time.

STAFF RECOMMENDATION

Receive the information to allow for discussion and direction at a future Town Council meeting.

Fiscal Impact

To be determined- exploring the use of the currently unappropriated ARPA funds.

Legal Impact

ATTACHMENTS

- 1. PD9 Email
- 2. Zoning Ordinance Review FINAL RRRC.20201103
- 3. 21.02.09 PD9 Presentation to TC Housing Study Town of Warrenton
- 4. Regional Housing Study Profile- Town Of Warrenton
- 5. 22.01.112 Affordable Housing Discussion

From: "Patrick Mauney" <plmauney@rrregion.org>
Sent: Thu, 25 May 2023 12:29:58 -0400
To: "James Hartman" <jhartman@warrentonva.gov>
Cc: "Frank Cassidy" <fcassidy@warrentonva.gov>; "Denise Harris" <dharris@warrentonva.gov>; "Rob Walton" <rwalton@warrentonva.gov>
Subject: Re: Housing Question

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Councilmember Hartman, Denise, Frank and Rob,

To my knowledge, ARPA funds have not been committed by any Towns or Counties within the PD9 region towards construction of affordable housing. None of the projects funded via our PDC Housing Development Program grant using Virginia Housing funds currently include direct funding from local governments.

However, aside from direct funding, Culpeper County, Town of Culpeper and Orange County have all worked with non-profit developers to deed parcels owned by those local governments to be used by those non-profit developers for affordable housing developments. In both cases, those projects are in the pre-development phase but anticipate construction beginning within the next several months.

I'm happy to discuss further or provide other information if it might be helpful. Thank you,

Patrick

--

Patrick L. Mauney

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On 5/25/2023 11:28 AM, Denise Harris wrote:

Good morning Patrick,

I have a Council member, cc'ed here, that is curious if other jurisdictions within the PD9 region are using ARPA funding to help build affordable housing. If you have a moment, would you please respond to Councilman Hartman?

Thank you,
Denise

Denise M. Harris, AICP
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RAPPAHANNOCK-RAPIDAN REGIONAL COMMISSION
REGIONAL HOUSING STUDY



ZONING ORDINANCE REVIEW

OVERVIEW & PURPOSE

- The purpose of this section is to review the locality's housing code with an emphasis on those elements that can provide ease or preference in building and/or possibly mandate of attainable housing. In addition to best practices in codes that encourage attainable housing, we also reviewed those codes that could be preventing needed housing. Localities were self-selected to receive a review of their code, eight localities in total.
- This section includes:
 - An overview of practices that, when included in a housing ordinance or local zoning code, can help or hinder the supply of attainable housing and/or make it easier or more difficult to develop;
 - Two matrices of how the localities align with these practices; and
 - A summary of these housing policies within each locality.

**For the purposes of this review, we define attainable housing in its most general sense to include that housing that is offered at below market prices.*

ZONING ORDINANCES THAT MAY HELP CREATE ATTAINABLE HOUSING

- **Inclusionary Zoning:** Requiring a portion of new construction or development to be attainable for people with low to moderate income (usually meaning they make less than 60% of the Area Median Income (AMI)).
- **Incentives and Bonuses:** Towns and Counties can incentivize developers by offering density bonuses, special use permits, or other benefits for developing housing in a way that makes it attainable for low to moderate income families.
- **Allow Flexibility (minimum restrictions):** This is the practice of reducing or waiving height, density, land use, and other requirements to reduce barriers for developers. This practice can open opportunities in the way buildings get developed, creating a greater possibility for attainable housing. For example, by waiving or reducing certain setback requirements more units can be built on a property, allowing a greater return. This in turn would create more value on the same piece of land and increase the ability to charge lower rents or sale price on some or all units.
- **Fee Waivers and Tax Exemptions:** Similar to incentives and bonuses, Towns and Counties can offer reduced or excused fees and tax exemptions for developers that create a certain ratio of attainable housing. Typically this ratio must be kept for a specific amount of time or the developer could risk having to pay back the taxes and fees that were previously waived.
- **Priorities to Attainable Housing Developers:** Towns and Counties can give known attainable housing developers first looks at new land or development sites. These priorities increase the likelihood of attainable housing being developed.
- **Overlay Zoning to reduce Single Family (SF) and increase Attainable Housing:** An overlay zone can be used in Towns and Counties to redefine the zoning regulations in specific areas. The overlay zoned district can allow the Town or County to better address economic and housing needs.
- **A variety of resident types (mobile homes, townhomes, single family (SF) etc.):** Providing a variety of different housing options within a Town or County creates options for residents of various economic backgrounds, allowing the community to address diverse housing needs.

ZONING CODES THAT MAY HINDER AFFORDABLE DEVELOPMENT

- **Minimum buildable lot size:** Minimum-lot-size regulations specify the smallest possible area that something may be built on, often to restrict housing density. Many studies conclude that these regulations limit supply and increase the cost of housing. Having minimum buildable lot sizes prevents a developer from mixing larger and smaller lots which consumers demand and increasing housing costs via the property value. This can create a “cookie-cutter” effect which does little to add to the diversity of a community’s housing stock and adds to the dependency on automobile use, which for an aging community can create an isolated environment. Overall, with more variety in the minimum lot size rules, a variety of attainable houses can be built.
- **Density requirements:** Typically, single-family zoned land offers the most expensive properties in a community, whereas, in a higher density area, housing units can be less expensive. Increasing density (and building height) supports economic stability and prosperity by introducing additional people into a community that in turn encourages nearby retail development. Increasing density also increases property taxes collected per acre. Density requirements can be mitigated with density bonuses to developers who offer smaller and more attainable priced units.
- **Setbacks:** Setbacks require the builder to consume more land than is needed for a building, and on smaller lots, consume a higher proportion of the property. Therefore, setbacks incentivize the consolidation of lots for larger structures. Reducing setbacks allows more units per acre and thus higher density. This allows people to travel shorter distances to meet their everyday needs. While setbacks have traditionally been used as a method to provide security, privacy, and safety, acting as a land “moat” between houses, this is increasingly seen as an outdated practice as new building materials provide safety and a larger number of people in a community provide more “eyes on the street.”
- **Parking requirements:** Most zoning codes establish minimum parking requirements. This is especially burdensome with housing oriented to alternative transit options (public transportation, ride-share, biking, walking, etc.). By reducing parking requirements, it encourages alternative transportation options and opens space to provide additional amenities on site (childcare, community garden, playground, etc.). Parking requirements also waste developable land that could be capturing property taxes if utilized in a residential, retail, office, or commercial space. Parking requirements also negatively impact lower-income households as they tend to own fewer vehicles per household yet are locked into the cost of parking in a particular development.
- **Open space requirements:** Open space is an area without any human-built structures. Open space requirements are in place to preserve the character, pristine views, or common areas of a community and dictate what percent of a parcel can be developed. They are also used to create the necessary space around a building to access fresh air and ventilation. However, the higher the open space requirement, the less dense the development on a parcel can be. This can also make it hard to retrofit existing buildings to a higher density use. They are likely to pose more of a barrier to renovation when a developer requests a variance from the nominally governing regulations.

ATTAINABLE HOUSING CODE REVIEW

	Inclusionary Zoning	Incentives and Bonuses	Allow Flexibility (minimum restrictions)	Fee Waivers and Tax Exemptions	Priority to attainable housing developers	Overlay zoning to reduce SF and increase attainable units	A variety of resident types available (mobile homes, townhomes, SF, etc.)
Culpeper County		PUD district provides density exceptions and special article modifications for attainable developers.				The PUD district allows a range of land use and densities and flexible development controls.	Zoning for multifamily, single family, attainable housing and mobile homes is common in the region.
Fauquier County	No less than 20% or more than 25% of total dwelling units will be made available exclusively for low to moderate income requirements.	Attainable housing is entitled to a density bonus of up to 100% of zoning density of the underlying zoning district.		The Board of Supervisors may modify the regulations of the Zoning and Subdivision ordinance relating to lot and building regulations.	Subdivision application for attainable developments will be given special and priority processing.	Fauquier County has an Attainable Housing Overlay district.	Fauquier has zoning for eight different residential districts.
Madison County							Madison County provides a variety of housing options including rural single-family houses, single detached dwelling units, multiple family dwelling units, townhouses and more.
Orange County							Orange County provides multifamily, single family, mixed use, low density, and higher density residential zones.
Rappahannock County							Rappahannock County provides large and small lot residential, mixed use, and mobile home zoning.
Town of Culpeper	The 2020 Zoning Overhaul recommends inclusionary zoning in mixed use and other districts.		The 2020 Zoning Overhaul recommends an increase in flexibility through modernized classifications, reduced parking requirements, context-sensitive landscape practices, and form-based zoning.			The PUD zone is an overlay zone that allows for further flexibility in development which allows for increased density.	The Town of Culpeper has two low-density residential, one medium density and a mobile home zone.
Town of Orange		A density bonus system is offered to encourage private sector development of low and moderate priced dwelling units.				The UDA-O District is unique in that it does not restrict land development to uses under the applicable terms and conditions within existing underlying conventional zoning districts.	The Town of Orange has zoning for three mixed use development zones and two lower-density residential zones.
Town of Warrenton		A density bonus is offered to encourage private sector development of Accessory Dwelling Units (ADUs). The 2040 Draft Comp Plan recommends expanding density bonuses.	The 2040 Draft Comp Plan proposes flexibility among the most recent areas annexed for residential and commercial development, aligning more with form-based versus a dwelling units per acre model.			The PUD provides increased flexibility in development encouraging recognition of the areas changes in industry and the housing market.	The Town of Warrenton has eight different residential zoning districts ranging from single-family-large-lot to mixed-use-commercial-residential development. The 2040 Draft Comp Plan proposes form-based code for its recently annexed parcels.

CODES THAT MAY HINDER AFFORDABLE DEVELOPMENT

	Minimum buildable lot size	Density requirements	Setbacks	Parking requirements	Open space requirements
Culpeper County	R-1: Min. 40,000 SF; R-2: Min. 25,000 SF; R-3: Min. 15,000 SF; R-4: Min. 5 acres	R-1: 1 main building; R-2: ---; R-3: 3-8 units/acre; R-4: 12 units/acre	R-1 - R-4: Yes	Single family: 2 spaces; Duplex: 2 spaces/unit; Triplex: 2 spaces/unit Multi-family – Studio: 1 space; 1 BR: 1.25 spaces; 2 BR: 1.5 spaces; 3+ BR: 2 spaces	Lot coverage requirements, yard regulations
Fauquier County	PRD – Min. 5 acres; calculated in relation to open space requirements	Multi-family max: 8 units/acre, PRD Max: 5.5 units/acre. Additional .5 units net developable acre for urban cottages. Affordable Housing Overlay density bonus possible: No more than 50 units on a single parcel.	Single family: 10-20 feet	Single family detached: 2 spaces/unit Single family attached: 2 spaces/unit + visitor Multi-family: 2 spaces/unit + visitor	Multi-family: 10% minimum landscaped green space + min. of 2,000 SF of usable open space for 10+ units. Additional 200 SF of open space provide for each unit over 10. PRD: At least 25% of gross area, some exceptions.
Madison County	R-1: 1.5 acres/1 acre; R-2: 1.5 acres/.75 acres; R-3: 10,000 sq. ft + 2,000 sq. ft per dwelling unit	R-2: Not greater than 6 units/acre or cannot cover more than 12.5% of total lot area; R-3: Not greater than 8 units/acre or cannot cover more than 35% of total lot area.	R-1, R-2, R-3: 35 ft or more	2 spaces/unit; 1 space/unit for senior community	40% of lot area as open space for multiple/single family dwellings
Orange County	R-1: 20,000-40,000 sq. ft. R-2: 10,000-40,000 sq. ft.; R-3: 10,000 sq. ft; Multifamily: 5 acres	Multifamily: 8 units per structure max; R-5: Not more than 6 units/acre (w/o bonuses) -12 units/acre (w/bonus)	R-1 – Multifamily: 20-35 ft from ROW; R-5: build-to zone, traditional setback not permitted	Single Family: 2 spaces/unit Two-family: 2 spaces/unit; Multifamily: 1 BR: 1.75 spaces/unit, 2 BR: 2 spaces/unit, 3 BR: 2.25 spaces/unit, 4+ BR: 2.5 spaces/unit R-5: On-street parking encouraged	R-5: Min. of 20% devoted to rec space.
Rappahannock County	RR-5: Min. 5 acres; R-2: Min. 2 acres; RV: Min, 1 acre	RR-5: 5 units per acre; R-2: 2 units per acre; RV: 1 unit per acre	RR-5, R-2, RV: Yes	Single Family, Attached: Two Spaces per Unit, Plus 1 space, on or off street, per each 3 units for visitors Multifamily: One and one-half spaces per Unit, Plus one space, on-or-off street, per each three units for visitors	Percentage of gross parcel area
Town of Culpeper	R-E: 1 acre; R-1: Min. 10,000 SF; R-2: Min. 2,000 SF; R-3: Min. 2,000 SF; R-MHP: 4,000 SF	R-E: 1 main building; R-1: 1 main building; R-2: 6 units per acre; R-3: 6 units per acre; R-MHP: 7 units per acre	R-E, R-1, R-2, R-3, R-MHP: Yes	Single Family: 2 spaces per unit Two-Family: 2 spaces per unit Townhouses: 2.5 spaces per unit Multifamily: 1.5 spaces per one-bedroom unit; otherwise 2 spaces per unit Mobile Homes: 2 spaces per unit	Feet per lot or Percentage of gross parcel area
Town of Orange	RR: Min. 30,000 SF; TRL: Min 6,500 SF; TRH: Min. 2,000 SF	RR: 1 main building; TRL: 1 main building; TRH: 8 units per acre	RR, TRL, TRH: Yes	Single Family: 2 spaces per unit Multifamily: 1 space per 1-bedroom unit, 1.5 spaces per 2-bedroom unit, 2 spaces per unit 2+ units Townhouse: Same as Multifamily Duplex: 1.5 spaces per unit	Percentage of gross parcel area
Town of Warrenton	R-15: Min. 15,000 SF; R-10: Min. 10,000 SF; R-6: Min. 6,000 SF; RT: Min. 10,000; RMF: Min. 6,000 SF	R-15: 1 main building; R-10: 1 main building ; R-6: 1 main building; RT: 7 units per acre; RMF: 7 units per acre	R-15, R-10, R-6, RT, RMF: Yes	Single Family: 2 spaces per unit Townhouses/Duplexes/2-Family Units: 2 spaces per unit Multifamily: 1 space per unit for efficiency units, 1 space per unit for 1-BR units, 1.5 spaces per unit for 2-BR units, 2 spaces per unit for 3+ BR units Mobile Homes: 2 spaces per unit	Percentage of gross parcel area

SUMMARY OF POLICY

- **Culpeper County:** Culpeper County's zoning ordinances practice **3** out of **7** of the best practices laid out above. Culpeper County has created a Planned Urban Development (PUD) corridor which allows for flexibility in development as well as incentives for attainable housing developers. Culpeper County offers density exceptions and special article modifications and other bonuses for attainable housing developers in the PUD region. The County also offers a variety of housing options. In its Residential District R-4 it states that "This district provides for high-density, multifamily uses to ensure a diversity of housing units and adequate rental units for County residents." (Culpeper County Code of Ordinances, Appendix A). It also offers a Residential Mobile Home Park District (RMH), further diversifying its housing market.
- **Fauquier County:** Fauquier County's zoning ordinances practice **6** out of **7** of the best practices laid out above. Fauquier has zoned for eight different residential districts including a Village Residential low-density district, a Garden Residential district, a Dwelling Park, a Mixed-Use Development district, and more. Offering a wide variety of housing makes Fauquier more accessible to people with different incomes, spacing needs, and tastes. Fauquier further addresses its attainable housing needs using an Affordable Housing (AH) Overlay District. The AH district uses inclusive zoning, gives further development flexibility, density bonuses, and priority ordinance processing.
- **Madison County:** Madison County's zoning ordinances practice **1** out of **7** of the best practices laid out above. Madison County provides a variety of housing options including, rural single-family houses, single detached dwelling units, multiple family dwelling units, townhouses, and more. Madison County does not specially call out for attainable housing in its zoning ordinances or offer any incentives or bonuses for increased density of attainable housing. Although the variety of housing options does create a selection for varying needs, it could be further improved with the encouragement of attainable development.
- **Orange County:** Orange County's zoning ordinances practice **1** out of **7** of the best practices laid out above. Orange County provides multifamily, single family, mixed use, low density, and higher density residential zones. Although providing a variety of housing can welcome in a variety of residences with varying incomes and needs, it does not encourage attainable housing. This limitation could exclude part of the labor market the county needs.
- **Rappahannock County:** Rappahannock County's zoning ordinances practice **1** out of **7** of the best practices laid out above. Rappahannock County provides large and small lot residential, mixed use, and mobile home zoning. Although the variety of housing in the region is capable of addressing a variety of needs it could be improved by including attainable housing incentives such as density bonuses, fee waivers, and tax exemptions.

SUMMARY OF POLICY CONT.

- **Town of Culpeper:** The Town of Culpeper's zoning ordinances practice **4** out of **7** of the best practices laid out above. Although the Town of Culpeper currently practices 2 out of the 7 best zoning practices for attainable housing it has recently come out with a Zoning and Subdivision Regulations Overhaul. This overhaul recommends inclusionary zoning practices, further flexibility in housing, an increased variety of housing, and a decrease of single-family housing in some areas which can increase access to affordability in the area. The Town of Culpeper could further incentivize the development of attainable could create incentives and densities bonuses for attainable developers, waive fees and create tax exemptions, or further prioritize attainable developers by showing them available sites before others.
- **Town of Orange:** The Town of Orange's zoning ordinances practice **3** out of **7** of the best practices laid out above. The Town of Orange has a variety of housing available, from low density single family to high density accessory dwelling units (ADUs); there is an option for every lifestyle. The ADU developers are eligible to receive density bonuses if they agree to keep the ADU's affordable for at least 15 years. To further increase density and diversify the housing and labor market the Town of Orange has created an Urban Development Area Overlay (UDA-O) which reduces the restrictions of previous zoning ordinances.
- **Town of Warrenton:** The Town of Warrenton's zoning ordinances practice **4** out of **7** of the best practices laid out above. The Town of Warrenton works to provide housing opportunities to different lifestyles by offering a variety of housing options from single-family large lots to accessory dwelling units (ADUs). To encourage the development of ADU's, the Town offers developers a density bonus when they are building attainable units. The Town of Warrenton has created a Planned Urban Development (PUD) district which offers further flexibility in development; this practice typically allows for more diverse and attainable housing opportunities as the developers face fewer restrictions. The Town of Warrenton's draft 2040 Comprehensive Plan recommends future zoning options to encourage addressing the Missing Middle housing needs. These changes include allowing a variety of housing types in its identified Character Districts based on an appropriate form and profile, encouraging a higher mix of housing types in the Character Districts, modifying ADU language to more broadly encouraging this type of development, and revising the existing density bonus program.

Rappahannock-Rapidan Regional Housing Study

Presentation to Town of Warrenton

February 9, 2021



Background

- *RRRC involvement in housing planning primarily focused on coordination/grant management related to homeless programs and technical assistance to local planning efforts*
- *February 2019: Regional Commission and local partners identify growing need for relevant housing data to support housing policy decisions*
- *Study funded via Virginia Housing Community Impact Grant*
- *Camoin Associates/310 Ltd consultant team selected in January 2020*



Regional Housing Study Purpose

Recognition that capacity to address housing within local governments and the patterns of development in the region vary widely, the study was developed with these purposes in mind:

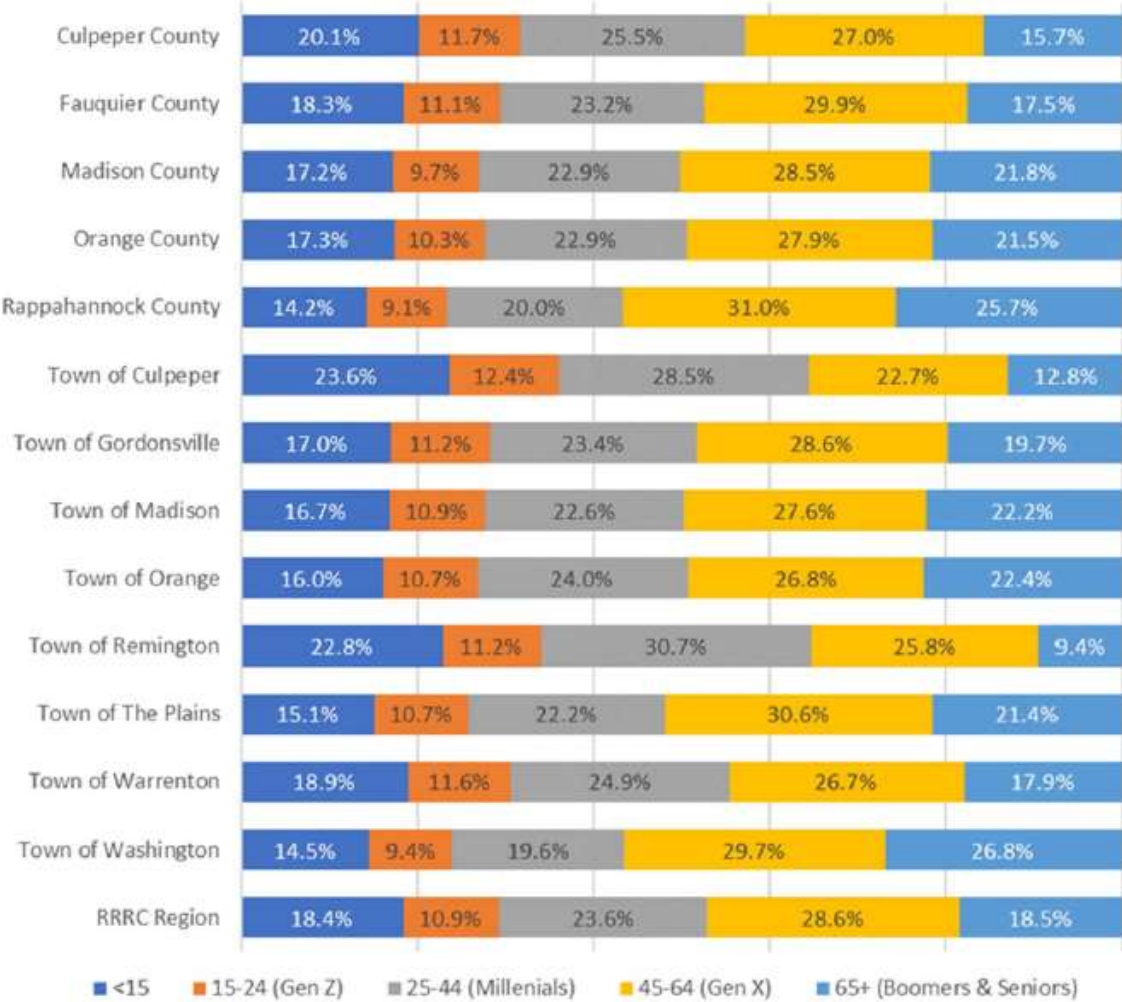
- Provide qualitative and quantitative data to understand and quantify existing and future housing opportunities and challenges (regional and local)
- Examine current land use practices that both help and hinder housing developments through zoning ordinances throughout the region
- Offer strategy recommendations for addressing major issues at regional and local level

Baseline Analysis Findings

Demographics

- Steady population growth, primarily in three counties and larger towns
- Job growth lower than population growth since 2003
- High percentage of out-commuters
- Aging population
 - Those aged 65+ represent the highest increase in each jurisdiction between 2010 and 2019

Distribution of Age, 2019



Source: Esri

Percent Change in Population by Age Cohort, 2010-2019

Item D.

Locality	<15	15-24 (Gen Z)	25-44 (Millennials)	45-64 (Gen X)	65+ (Boomers & Seniors)
Culpeper County	(1.5%)	(0.4%)	(1.1%)	(0.5%)	3.5%
Fauquier County	(2.3%)	(0.7%)	(0.3%)	(1.5%)	4.8%
Madison County	(1.2%)	(1.3%)	1.2%	(2.9%)	4.2%
Orange County	(1.6%)	(0.4%)	(0.8%)	(0.6%)	3.4%
Rappahannock County	(1.9%)	(1.0%)	0.2%	(3.9%)	6.6%
Town of Culpeper	(1.5%)	(1.1%)	(2.2%)	1.9%	2.8%
Town of Gordonsville	(3.8%)	(0.5%)	0.5%	(0.3%)	4.1%
Town of Madison	(8.2%)	(0.5%)	0.6%	0.3%	7.9%
Town of Orange	(1.6%)	(0.7%)	(3.4%)	1.7%	4.1%
Town of Remington	1.5%	(4.7%)	2.3%	(0.5%)	1.4%
Town of The Plains	(3.8%)	2.9%	0.1%	(6.3%)	7.1%
Town of Warrenton	(2.5%)	0.1%	(1.8%)	1.4%	2.8%
Town of Washington	7.1%	4.2%	0.3%	(12.5%)	0.9%
RRRC Region	(1.8%)	(0.6%)	(0.5%)	(1.3%)	4.2%

Source: Esri

RRTC Region Industry Overview, 2009-2019

NAICS	Description	Avg. Earnings Per Job	2019 Location Quotient	2009 Jobs	2019 Jobs	2009 - 2019 Change	2009 - 2019 % Change
11	Agriculture, Forestry, Fishing and Hunting	\$ 40,734	3.36	2,373	2,431	58	2.4%
21	Mining, Quarrying, and Oil and Gas Extraction	\$ 76,038	0.52	117	138	21	17.9%
22	Utilities	\$142,765	1.00	228	210	(18)	(7.9%)
23	Construction	\$ 55,580	1.67	5,963	5,865	(98)	(1.6%)
31	Manufacturing	\$ 64,489	0.87	3,261	4,280	1,019	31.2%
42	Wholesale Trade	\$ 64,315	0.66	1,877	1,487	(390)	(20.8%)
44	Retail Trade	\$ 35,854	1.22	6,977	7,519	542	7.8%
48	Transportation and Warehousing	\$ 65,472	0.43	1,554	1,003	(551)	(35.5%)
51	Information	\$100,917	0.63	866	705	(161)	(18.6%)
52	Finance and Insurance	\$ 88,829	0.42	1,098	1,040	(58)	(5.3%)
53	Real Estate and Rental and Leasing	\$ 56,318	1.09	966	1,153	187	19.4%
54	Professional, Scientific, and Technical Services	\$ 84,881	0.88	3,061	3,600	539	17.6%
55	Management of Companies and Enterprises	\$ 97,117	0.24	267	216	(51)	(19.1%)
56	Administrative and Support and Waste Management and Remediation Services	\$ 40,758	0.69	2,243	2,642	399	17.8%
61	Educational Services	\$ 39,181	0.79	1,023	1,269	246	24.0%
62	Health Care and Social Assistance	\$ 50,575	0.79	5,659	6,201	542	9.6%
71	Arts, Entertainment, and Recreation	\$ 27,078	0.80	968	873	(95)	(9.8%)
72	Accommodation and Food Services	\$ 21,032	0.97	4,216	5,162	946	22.4%
81	Other Services (except Public Administration)	\$ 32,800	1.52	3,875	4,452	577	14.9%
90	Government	\$ 65,313	1.26	11,079	11,628	549	5.0%
99	Unclassified Industry	\$ 36,513	2.95	<10	159	Insf. Data	Insf. Data
Entire Region		\$ 52,262		57,674	62,034	4,360	7.6%

Source: Emsi

Item D.

Notes: Population growth (2010-2019) is 9.3%; Percent of workforce commuting out of region has also grown

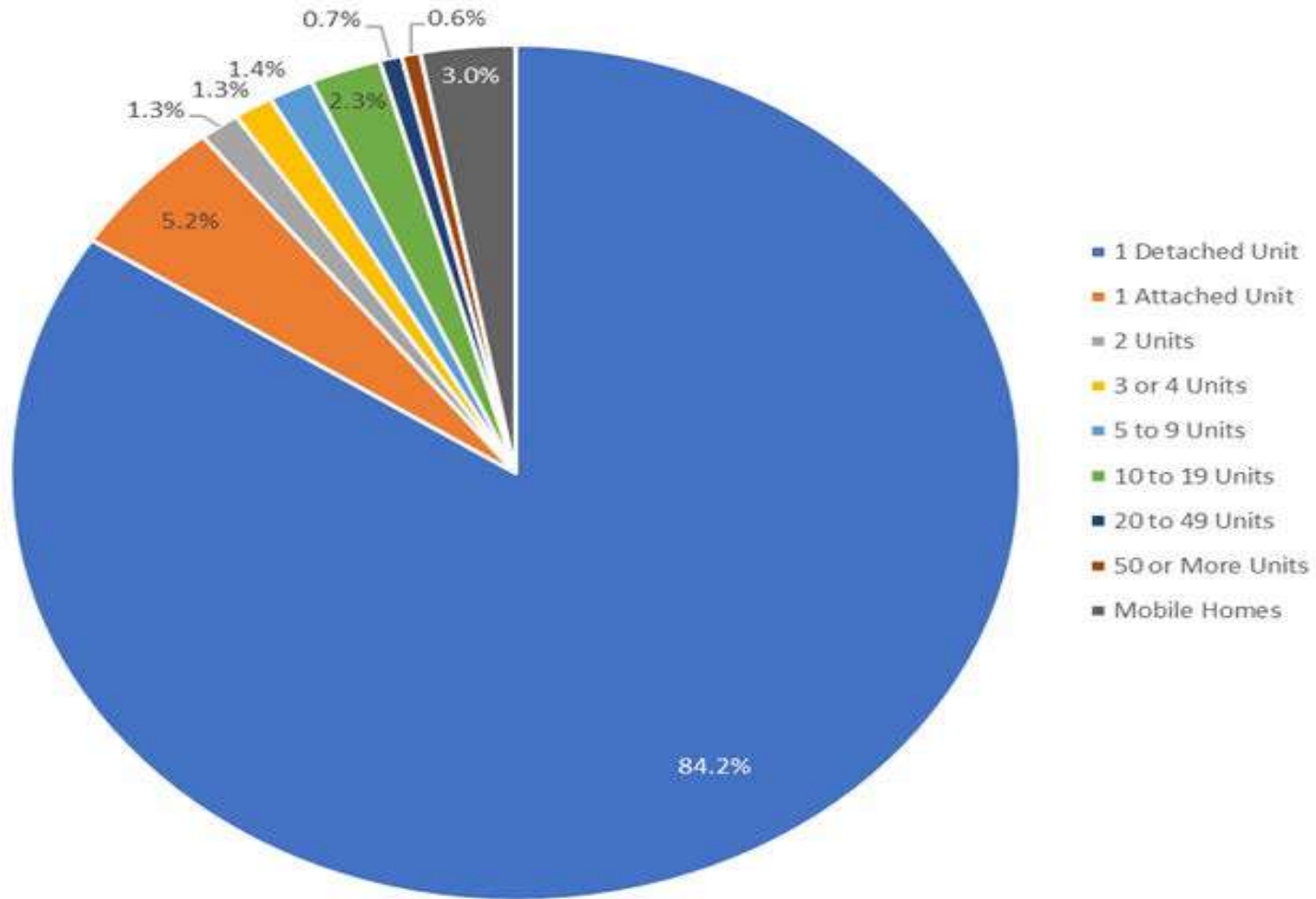
Baseline Analysis Findings

Housing Stock

- 90% of existing housing is single-family units (primarily unattached)
- 80%+ of occupied housing is owner-occupied
 - Highest rate is in Fauquier County
- Rental rates higher in Towns
- Vacancy rates higher in Rappahannock and Madison counties
- Very low (3%) rental vacancy rate across the region
- 38% of housing stock between 10 and 30 years old
- 31% of housing stock between 30 and 50 years old

Housing by Unit Type, RRRRC Region, 2018

Item D.



Source: American Community Survey 5-Year Estimates, 2014-2018

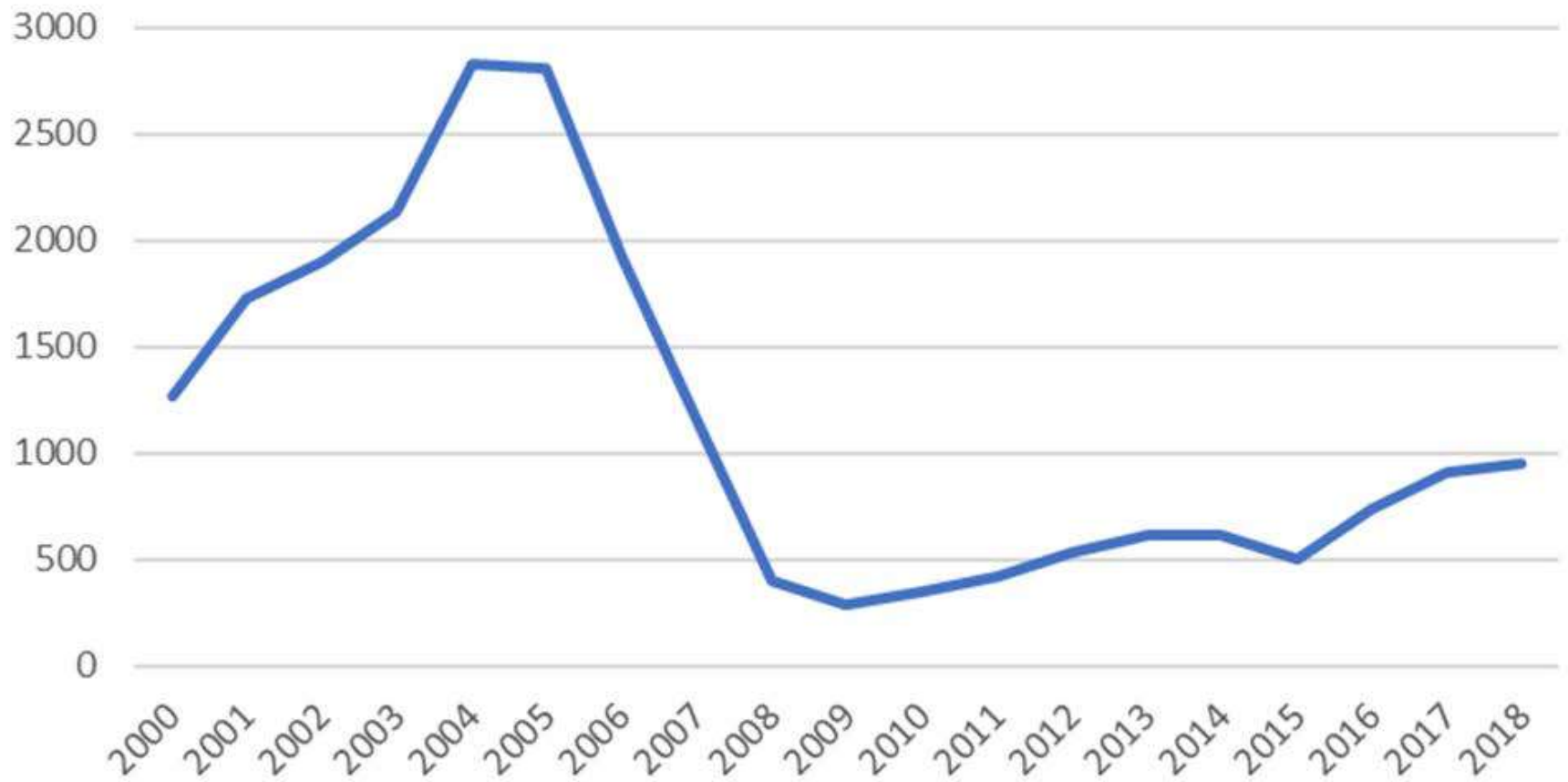
Housing Demand Analysis Findings

Real Estate Trends

- Increase in median price and units sold
- Decrease in days on market
- Some market-driven response, particularly for 55+ housing, apartments, townhomes

- Building permits have stabilized, but not returned to pre-2007 levels
- Potential impact of approved, unbuilt developments

Structures Permitted, RRRC Region, 2000-2018



Source: Weldon Cooper Center for Public Service, University of Virginia

Structures Permitted by Unit Type, 2000-2018

	Culpeper County		Fauquier County		Madison County		Orange County		Rappahannock County		RRRC Region	
	#	%	#	%	#	%	#	%	#	%	#	%
Single Family Units	7,310	35.2%	7,352	35.4%	1,219	5.9%	4,215	20.3%	646	3.1%	20,742	100.0%
Duplex Structures	54	73.0%	6	8.1%	0	0.0%	14	18.9%	0	0.0%	74	100.0%
Structures with 3-4 Units	51	86.4%	4	6.8%	0	0.0%	0	0.0%	0	0.0%	59	100.0%
Structures with 5+ Units	440	40.8%	380	35.3%	20	1.9%	238	22.1%	0	0.0%	1,078	100.0%
All Structures	7,855	35.7%	7,742	35.1%	1,243	5.6%	4,467	20.3%	726	3.3%	22,033	100.0%

Source: Weldon Cooper Center for Public Service, University of Virginia

Structures Permitted by Unit Type, 2008-2018

	Culpeper County		Fauquier County		Madison County		Orange County		Rappahannock County		RRRC Region	
	#	%	#	%	#	%	#	%	#	%	#	%
Single Family Units	1,799	31.1%	2,386	41.3%	380	6.6%	1,032	17.9%	184	3.2%	5,781	100.0%
Duplex Structures	4	50.0%	4	50.0%	0	0.0%	0	0.0%	0	0.0%	8	100.0%
Structures with 3-4 Units	0	-	0	-	0	-	0	-	0	-	0	-
Structures with 5+ Units	252	58.6%	78	18.1%	0	0.0%	100	23.3%	0	0.0%	430	100.0%
All Structures	2,055	33.0%	2,468	39.7%	380	6.1%	1,132	18.2%	184	3.0%	6,219	100.0%

Source: Weldon Cooper Center for Public Service, University of Virginia

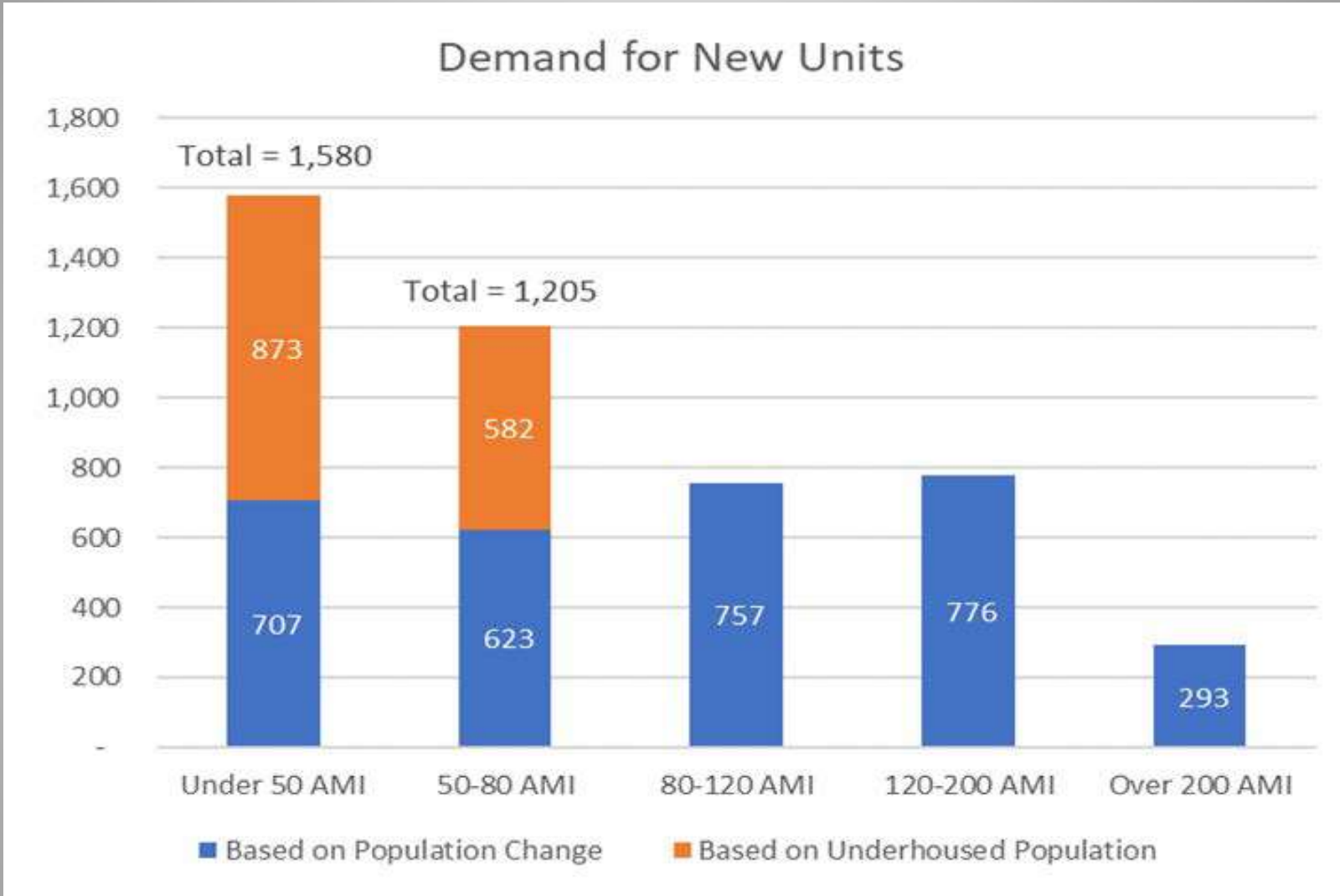
Housing Demand Analysis Findings

Projected Population Growth

- 22% forecasted growth over 20 years at current household size (2.69) equates to 20% increase in housing stock needed by 2040
- Largely expected in Culpeper, Fauquier, Orange
- Most demand from population growth for those aged 65+ and 35-44
- Potential need for additional options for 65+ with possibility of transfer of housing to younger generation
- Impacts of net-migration and out-commuters seeking lower housing costs relative to Northern Virginia, Fredericksburg, Charlottesville
- Estimated demand of 4,600 housing units across the region based on population growth (2019-2024) and underhoused population (those aged 18-34 and living with non-spouse/partner)

Existing Demand based on 5-year projected population growth and 7.5% of underhoused population

Item D.



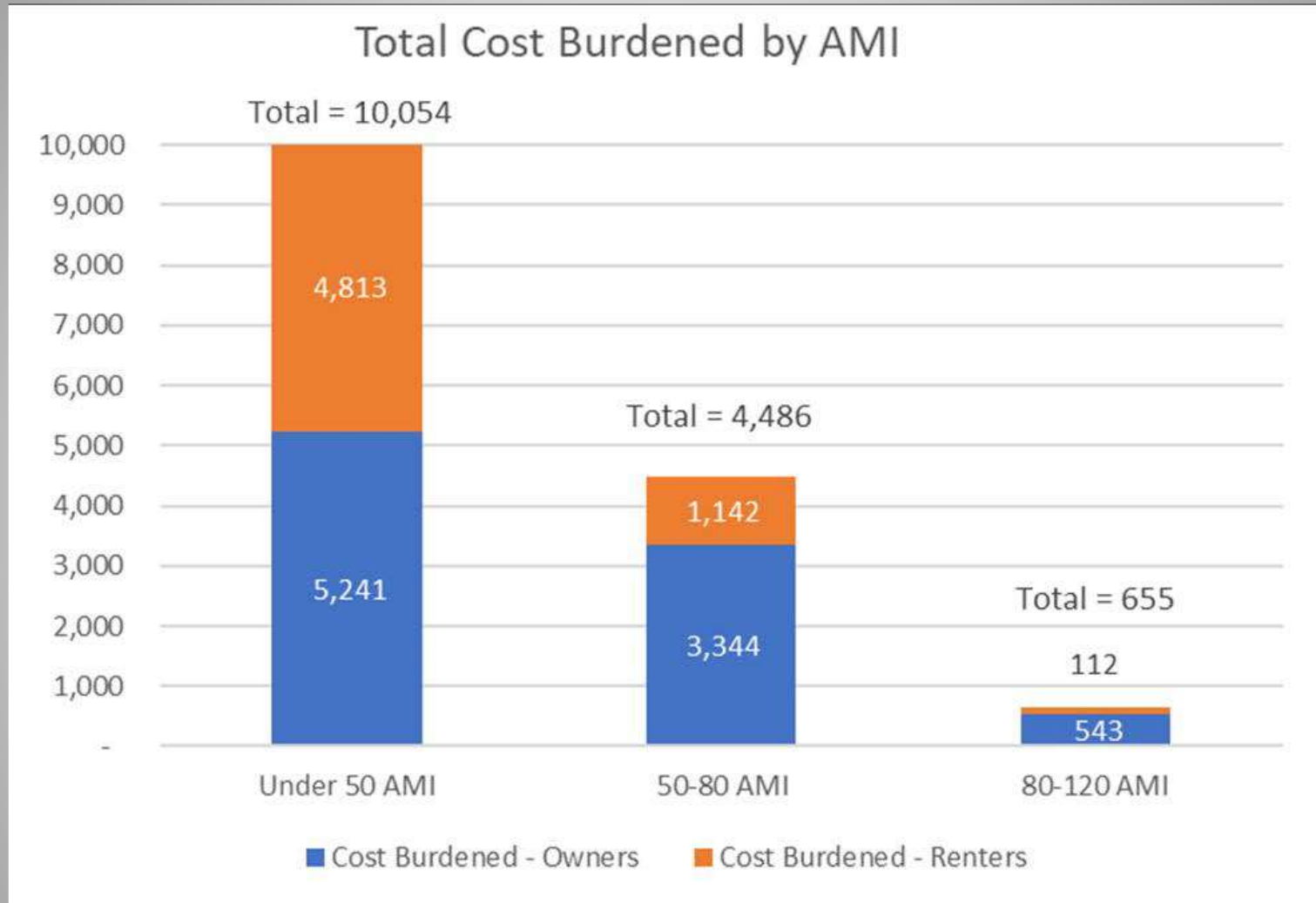
Housing Demand Analysis Findings

Affordability

- ~40% of renters and ~20% of owners spending more than 30% of income on housing
- Median home price of \$368,000 equates to an income of \$81,700 needed to meet 30% threshold
- For resident workers, household income is \$64,900 (equates to a ~\$17,000 deficit in earnings to income required for median home price)
- Locally, those earnings gaps range from \$11,000 to \$22,000

24% of region's household are cost-burdened
Equates to 15,000 housing units

Item D.



Cost Burdened Home Owners by AMI

Item D.

	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Total
Under 50% AMI	1,412	1,611	534	1,389	296	5,241
50-80% AMI	871	1,208	372	776	117	3,344
80-120% AMI	130	222	65	110	16	543
Total	2,412	3,041	971	2,275	429	9,128

Source: ACS 2018 5-Year Estimates; Camoin 310

Cost Burdened Renters by AMI

	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Total
Under 50% AMI	1,620	1,408	503	958	325	4,813
50-80% AMI	466	397	75	176	29	1,142
80-120% AMI	56	47	3	5	1	112
Total	2,142	1,852	580	1,138	355	6,067

Source: ACS 2018 5-Year Estimates; Camoin 310

Demand for New Units – Town of Warrenton

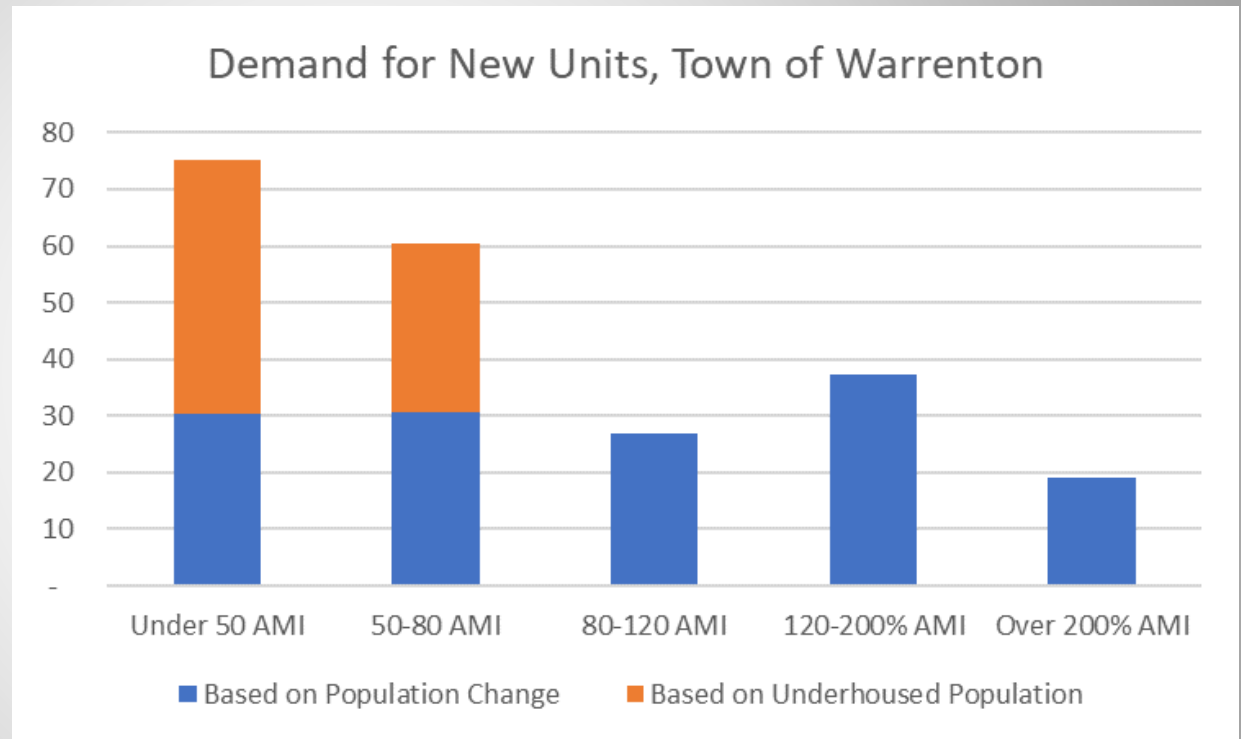
Item D.

Existing Demand based on 5-year projected population growth and 7.5% of underhoused population

Housing demand was generated from the growth in households over the next five years and the underhoused population (those aged 18-34 and living with others such as relatives).

The Town of Warrenton has demand for new units at the following income levels:

- < 50% of AMI – 75 Units
- 50-80% AMI – 61 Units
- 80-120 AMI – 27 Units
- 120-220% AMI – 37 Units
- Over 200% AMI – 19 Units



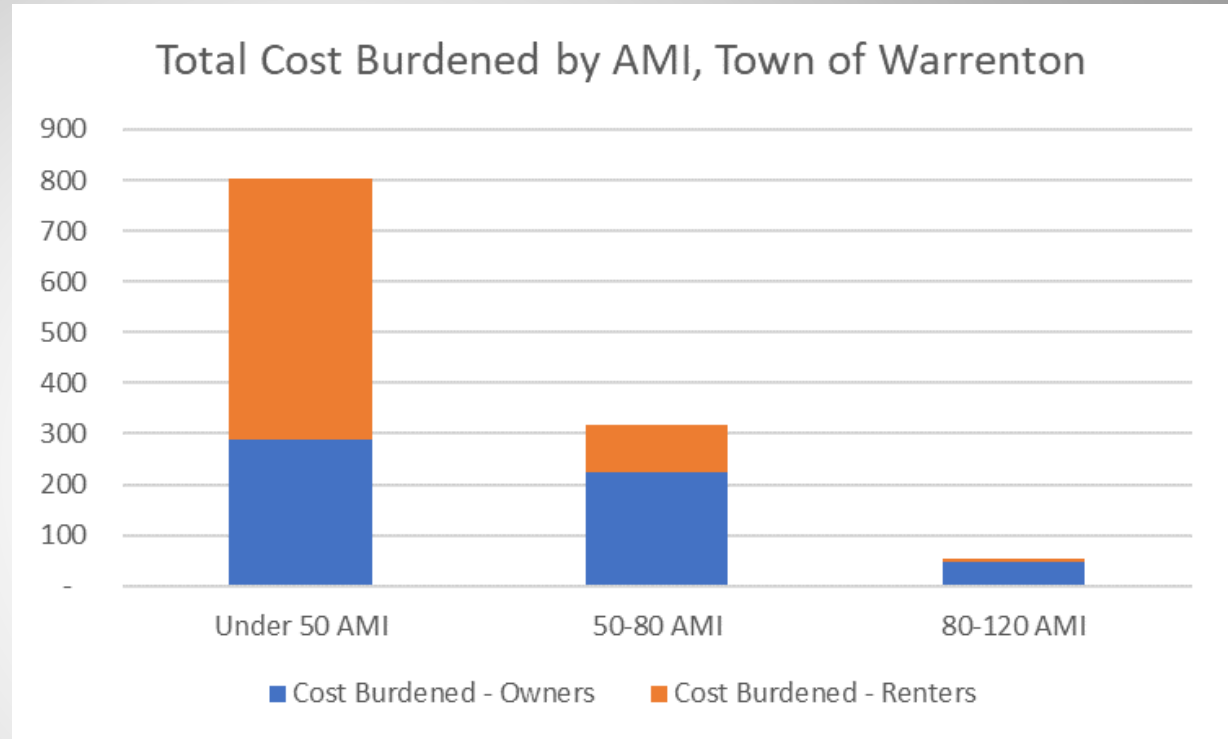
Cost-Burdened Households – Town of Warrenton

Item D.

Potential demand for affordable housing can be seen in those populations that are paying more than 30% of their income on housing, we call these “cost burdened” households.

The Town of Warrenton has a number of cost burdened households at the following income levels:

- < 50% of AMI – 804 Households
- 50-80% AMI – 317 Households
- 80-120 AMI – 55 Households



Mortgage Income Deficit: Median Home Price vs. Household Income

	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	RRRC Region
Median Price of Home*	\$349,000	\$440,000	\$300,000	\$272,000	\$310,000	\$368,000
Down Payment of 10%	\$34,900	\$44,000	\$30,000	\$27,200	\$31,000	\$36,800
Loan Amount	\$314,100	\$396,000	\$270,000	\$244,800	\$279,000	\$331,200
Average Mtg Payment, 30 Years at 3.5% with Additional Costs**	\$1,943	\$2,188	\$1,687	\$1,541	\$1,740	\$2,042
Household Income Threshold	\$77,720	\$87,520	\$67,480	\$61,640	\$69,600	\$81,680
Resident Household Income	\$66,034	\$76,873	\$48,729	\$49,681	\$47,975	\$64,911
Income Deficit	-\$11,686	-\$10,647	-\$18,751	-\$11,959	-\$21,625	-\$16,769

* Median home sales in the region for Q2 2020.

**Average Mortgage Payment includes private mortgage insurance, taxes, and insurance, for comparable priced houses within each region.

Source: Emsi, Zillow, Greater Piedmont Realtors, Gale Harvey Real Estate, Camoin 310

Strategies & Recommendations

1. Increase & preserve the supply of attainable housing
2. Address perceptions of growth and attainable housing
3. Address maintenance needs and alleviate substandard housing stock
4. Examine and adapt existing land use protocols

Recognize that there is a need for diverse housing options across the region

Recognize that there each County and Town has authority for land use decisions and that any policy changes will be implemented at different scales across the region

Strategies & Recommendations

Increase & preserve the supply of Attainable Housing

- Continue to engage and support market-driven responses related to senior housing and multi-family units
- Encourage universal design principles
- Consider targeted incentives for higher density and mixed-use developments, potentially in designated UDAs
- Inventory existing multi-family and/or affordable rentals for both consumers and potential owners (non-profit or otherwise)
- Inventory underutilized buildings that may be repurposed for attainable housing or context-appropriate reuse

Strategies & Recommendations

Address perceptions of Growth and Attainable Housing

- Lack of available housing in the region causes stagnation and prevention of natural turnover within the market
 - Impacts on aging population seeking lower maintenance housing
 - First-time homebuyers and workers seeking housing within their locality of employment
- Rentals are consistently challenging at attainable rates, with impacts seen at lower-income levels

Strategies & Recommendations

Item D.

Address maintenance needs and alleviate substandard housing stock

- Rental and owned homes were noted as having issues regarding maintenance (cosmetic and functional issues)
- Primarily in rural, non-urban areas
- Need for collaboration amongst existing non-profit/volunteer-driven home repair and rehabilitation organizations

Strategies & Recommendations

Examine and adapt existing land use protocols

- The region's rural character and historical context means that there are significant areas where development will not occur
- Infrastructure is limited in certain areas of the region, or may face capacity, costs and/or maintenance concerns
- Housing diversity is an emerging subject for much of the region and policy changes are likely to occur incrementally over time

Ordinance Review

Item D.

Practices That Encourage	Findings
Inclusionary Zoning	None found.
Incentives and Bonuses	A density bonus is offered to encourage private sector development of Affordable Dwelling Units (ADUs). The 2040 Draft Comp Plan recommends expanding density bonuses
Allow Flexibility (minimum restrictions)	The 2040 Draft Comp Plan proposes flexibility among the most recent areas annexed for residential and commercial development, aligning more with form-based versus a dwelling units per acre model.
Fee Waivers and Tax Exemptions	None found.
Priority to attainable housing developers	None found.
Overlay zoning to reduce SF and increase attainable units	The PUD provides increased flexibility in development encouraging recognition of the areas changes in industry and the housing market.
A variety of resident types available (mobile homes, townhomes, SF, etc.)	The Town of Warrenton has eight different residential zoning districts ranging from single-family-large-lot to mixed-use-commercial-residential development. The 2040 Draft Comp Plan proposes form-based code for its most recently annexed parcels.

Practices That Hinder	Findings
Minimum buildable lot size	R-15: Min. 15,000 SF; R-10: Min. 10,000 SF; R-6: Min. 6,000 SF; RT: Min. 10,000; RMF: Min. 6,000 SF
Density requirements	R-15: 1 main building; R-10: 1 main building ; R-6: 1 main building; RT: 7 units per acre; RMF: 7 units per acre
Setbacks	R-15, R-10, R-6, RT, RMF: Yes
Parking requirements	Single Family: 2 spaces per unit Townhouses/Duplexes/2-Family Units: 2 spaces per unit Multifamily: 1 space per unit for efficiency units, 1 space per unit for 1-BR units, 1.5 spaces per unit for 2-BR units, 2 spaces per unit for 3+ BR units Mobile Homes: 2 spaces per unit
Open space requirements	Percentage of gross parcel area

Rappahannock-Rapidan Regional Housing Study

Item D.

Housing Study Webpage

<https://www.rrregion.org/housingstudy>

Executive Summary (Links to Appendices)

Strategies & Recommendations Summary

Locality Summary Profiles

Housing Demand Analysis

Local Ordinance Best Practices Review

Baseline Demographic Analysis

Patrick L. Mauney

Executive Director

plmauney@rrregion.org

(540) 829-7450, ext 11

RAPPAHANNOCK-RAPIDAN REGIONAL COMMISSION REGIONAL HOUSING STUDY

LOCALITY PROFILE:

TOWN OF WARRENTON



ABOUT THE STUDY

The Rappahannock-Rapidan Regional Commission engaged economic development consultant Camoin 310 to create a **Regional Housing Study**. The process for completing the Study included several components: research and data analysis, interviews with stakeholders, zoning ordinance review, and identification of potential tools and strategies. This report is a compilation of high-level findings for the **Town of Warrenton**. The full report and strategic recommendations can be found by following the links below:

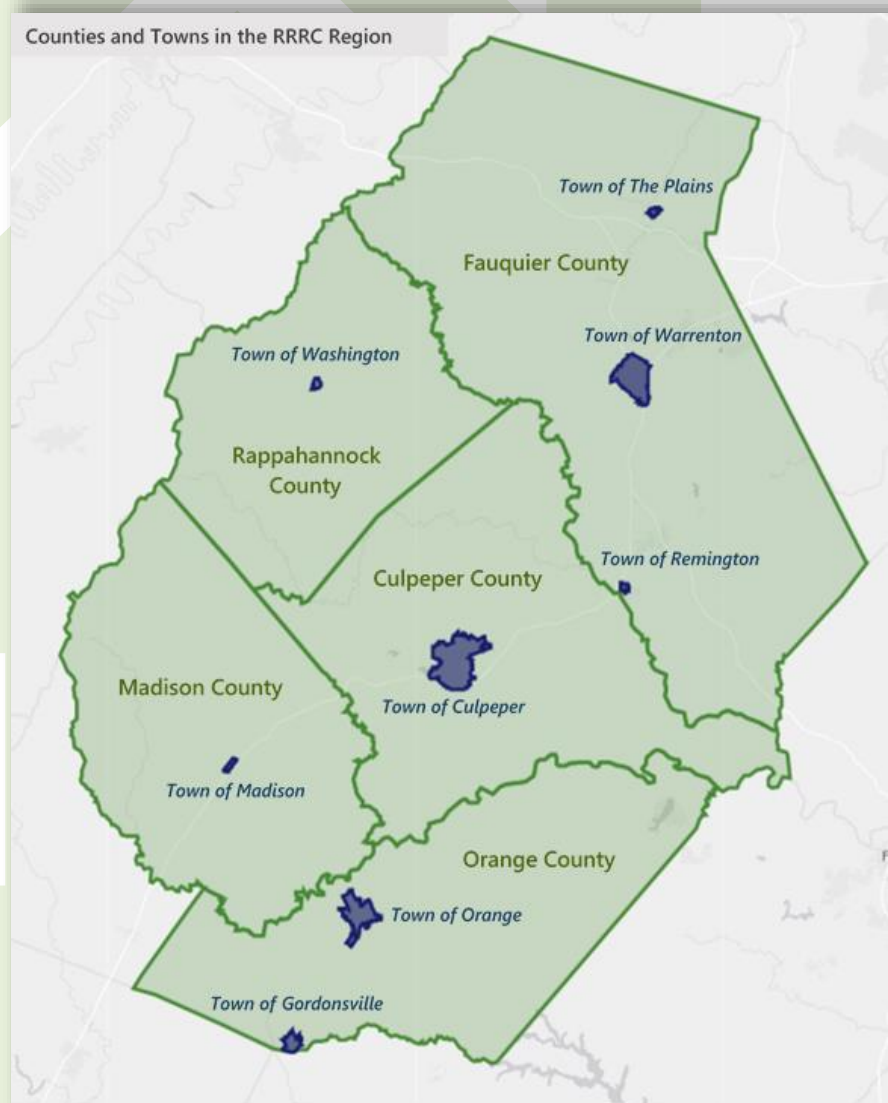
[Regional Housing Study Executive Summary Report](#)

[Appendix A: Baseline Data Analysis](#)

[Appendix B: Housing Demand Analysis](#)

[Appendix C: Zoning Ordinance Review](#)

[Appendix D: Strategy Matrix](#)



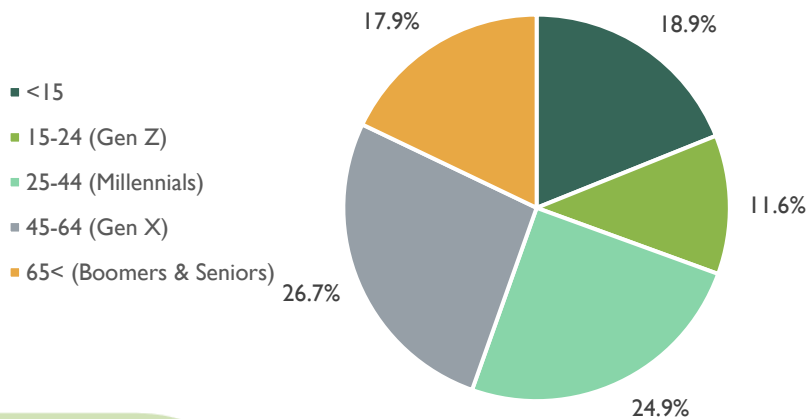
DEMOGRAPHIC SNAPSHOT

POPULATION & INCOME

The Town of Warrenton has grown in population by 26.5% from 2003-2018, and by 1.9% from 2013-2018.

The Median Household Income in the town is \$89,683 compared to \$78,414 in the Region.

Distribution of Age



The Town of Warrenton has the highest percentage of its population in the 45-64 and 25-44 age range.

COMMUTE PATTERNS

The percent of employees living within the Town of Warrenton has decreased since 2002, dropping by 2.2%.

The percent of residents working within the Town of Warrenton has dropped by 6.0% since 2002.

HOUSING SNAPSHOT

OCCUPANCY

- In the Town of Warrenton, 56.4% of housing is owner-occupied; 35.0% is renter-occupied; 0.4% is seasonally vacant; and 8.2% is otherwise vacant.
- Regionwide, 68.3% of housing is owner-occupied; 21.1% is renter-occupied; 3.4% is seasonally vacant; and 7.2% is otherwise vacant.
 - “Other Vacant” includes homes rented or sold but not occupied, for sale or rent and not occupied, or housing for migrant workers, etc.

TYPE & AGE

- In the Town of Warrenton, 53.5% of units are in single-family detached homes. 24.5% are single-family attached units, and 5.6% are in structures with 3-4 units.
- The median year a structure was built in the town was 1988, compared to 1985 in the Region.

Housing Occupancy, 2018										
	Count					Percent				
	Owner Occupied	Renter Occupied	Seasonally Vacant	All Other Vacant	Total	Owner Occupied	Renter Occupied	Seasonally Vacant	All Other Vacant	Total
Culpeper County	12,539	4,364	358	1,238	18,499	67.8%	23.6%	1.9%	6.7%	100.0%
Fauquier County	19,017	5,316	592	1,710	26,635	71.4%	20.0%	2.2%	6.4%	100.0%
Madison County	3,714	1,364	311	664	6,053	61.4%	22.5%	5.1%	11.0%	100.0%
Orange County	10,448	3,005	542	1,066	15,061	69.4%	20.0%	3.6%	7.1%	100.0%
Rappahannock County	2,196	780	573	406	3,955	55.5%	19.7%	14.5%	10.3%	100.0%
Town of Culpeper	3,464	2,648	94	328	6,534	53.0%	40.5%	1.4%	5.0%	100.0%
Town of Orange	776	1,017	0	123	1,916	40.5%	53.1%	0.0%	6.4%	100.0%
Town of Warrenton	2,322	1,442	15	339	4,118	56.4%	35.0%	0.4%	8.2%	100.0%
RRRC Region	47,914	14,829	2,376	5,084	70,203	68.3%	21.1%	3.4%	7.2%	100.0%

Source: Source: Source: American Community Survey 5-Year Estimates, 2014-2018

HOUSING AFFORDABILITY BY RESIDENT WORKERS

- Given incomes earned within each county, we tested home affordability against the most recent home sales data, from Q2 of 2020.
- In all counties there is an income deficit to afford a median priced home. This means that to not be cost burdened, households would need to earn \$11,000 to \$22,000 more depending on where you are in the region.
- To afford a median priced home in Fauquier County, resident workers would need to earn \$87,520 per household.

Mortgage Income Deficit: Median Home Price vs. Household Income

	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	RRRC Region
Median Price of Home*	\$349,000	\$440,000	\$300,000	\$272,000	\$310,000	\$368,000
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**Average Mortgage Payment includes private mortgage insurance, taxes, and insurance, for comparable priced houses within each region.

Source: Emsi, Zillow, Greater Piedmont Realtors, Gale Harvey Real Estate, Camoin 310

ORDINANCE REVIEW

There are practices that, when included in a housing ordinance or local zoning code, can help or hinder the supply of attainable housing and/or make it easier or more difficult to develop. We examined the following practices to understand the extent to which these exist in the Town of Warrenton and other localities in the Region. The charts below outline our findings for the Town of Warrenton.

Practices That Encourage	Findings
Inclusionary Zoning	None found.
Incentives and Bonuses	A density bonus is offered to encourage private sector development of Affordable Dwelling Units (ADUs). The 2040 Draft Comp Plan recommends expanding density bonuses
Allow Flexibility (minimum restrictions)	The 2040 Draft Comp Plan proposes flexibility among the most recent areas annexed for residential and commercial development, aligning more with form-based versus a dwelling units per acre model.
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Open space requirements	Percentage of gross parcel area



HOUSING DEMAND

Housing demand can be seen in current trends in the real estate market and anticipated changes in future household growth.

REAL ESTATE TRENDS

Since 2015, Fauquier County's real estate market has seen:

23% increase in
annual home sales

16% increase in
median price

54% decrease in
average days on the
market

PROJECTED HOUSEHOLD CHANGE

The Town of Warrenton is expected to grow by 144 households by 2024. Most of these will be in the age ranges of 65-74 and 75+.

Household Change by Age, 2019-2024								
	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
Culpeper County	34	110	336	(178)	8	388	480	1,178
Fauquier County	(23)	87	495	(505)	(230)	678	799	1,301
Madison County	(5)	(97)	88	(72)	(124)	60	139	(11)
Orange County	7	60	148	(152)	9	250	355	677
Rappahannock County	(3)	(25)	18	(58)	(91)	37	109	(13)
Town of Culpeper	38	111	114	(26)	16	72	89	414
Town of Orange	4	0	(3)	(13)	(5)	53	26	62
Town of Warrenton	(8)	52	19	(53)	(56)	105	85	144
RRRC Region	10	135	1,085	(965)	(428)	1,413	1,882	3,132

Source: Esri

CURRENT RENTAL SUPPLY

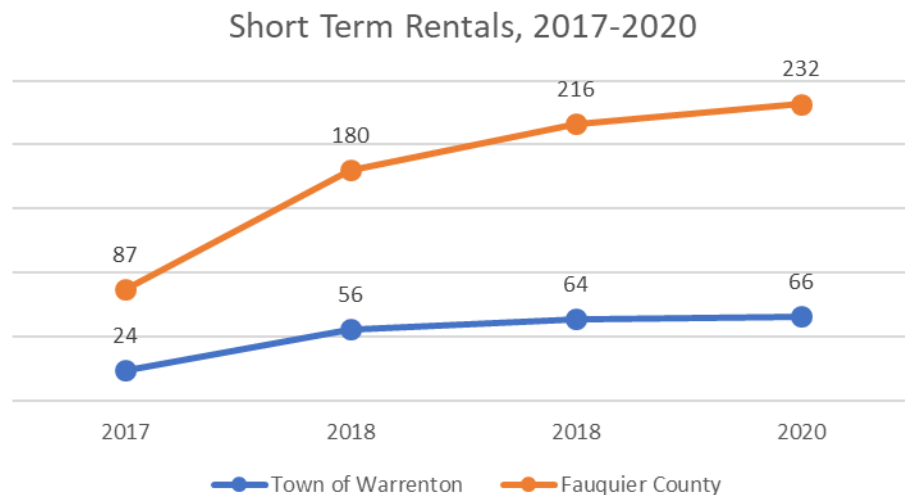
- The Town of Warrenton has 1,625 rental units, with most of these as year-round rentals (94.9%).
- The rental vacancy rate in the Town of Warrenton is 6.2% and seasonal rentals comprise 5.1% of the rental stock.

Total Rental Units, 2018									
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	RRRC Region
# of Units									
Renter Occupied	4,364	5,316	1,364	3,005	780	2,648	1,017	1,442	14,829
For Rent - Vacant	117	173	5	91	58	24	0	100	444
For Rent - Rented but not Occupied	40	127	16	0	0	0	0	0	183
Total Year-Round Rental Units	4,521	5,616	1,385	3,096	838	2,672	1,017	1,542	15,456
For Seasonal Use	75	166	122	211	67	37	66	66	641
Other Seasonal Rentals*	19	42	31	53	17	9	17	17	160
Total Seasonal Rentals	94	208	153	264	84	46	83	83	801
Total Rental Units	4,615	5,824	1,538	3,360	922	2,718	1,100	1,625	16,257
% of Units									
Renter Occupied	94.6%	91.3%	88.7%	89.4%	84.6%	97.4%	92.5%	88.8%	91.2%
For Rent - Vacant	2.5%	3.0%	0.3%	2.7%	6.3%	0.9%	0.0%	6.2%	2.7%
For Rent - Rented but not Occupied	0.9%	2.2%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%
Total Year-Round Rental Units	98.0%	96.4%	90.1%	92.1%	90.9%	98.3%	92.5%	94.9%	95.1%
For Seasonal Use	1.6%	2.9%	7.9%	6.3%	7.3%	1.4%	6.0%	4.1%	3.9%
Other Seasonal Rentals*	0.4%	0.7%	2.0%	1.6%	1.8%	0.3%	1.5%	1.0%	1.0%
Total Seasonal Rentals	2.0%	3.6%	9.9%	7.9%	9.1%	1.7%	7.5%	5.1%	4.9%
Total Rental Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: ACS 2018 5-Year Estimates; AirDNA

* Estimate from Camoin 310

Short Term Rentals in the Town of Warrenton have increased from 24 in 2017 to 66 in 2020.



Source: AirDNA

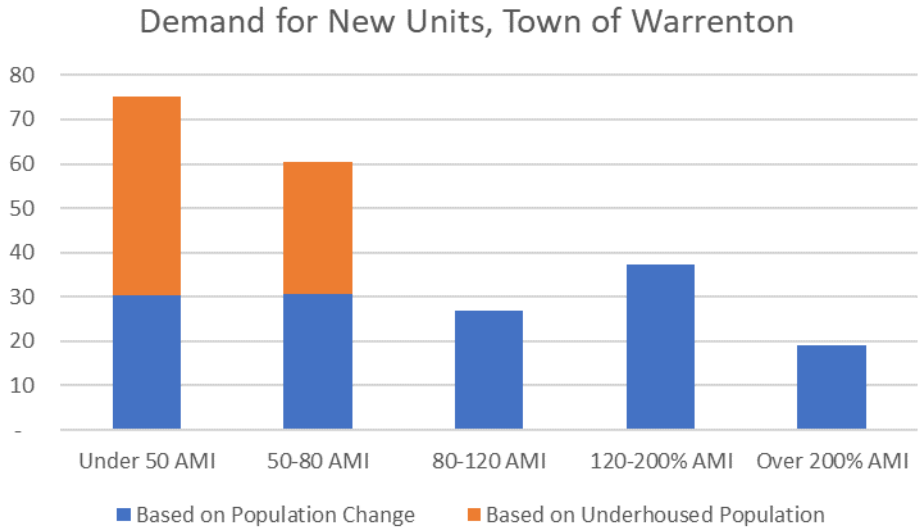
Includes rentals available online through services such as Vrbo and Airbnb.

HOUSING DEMAND ANALYSIS

Housing demand was generated from the growth in households over the next five years and the underhoused population (those aged 18-34 and living with others such as relatives).

The Town of Warrenton has demand for new units at the following income levels:*

- < 50% of AMI – 75 Units
- 50-80% AMI – 61 Units
- 80-120 AMI – 27 Units
- 120-220% AMI – 37 Units
- Over 200% AMI – 19 Units



Household Growth Demand by AMI									
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	RRRC Region
Under 50% AMI	339	192	-	175	-	157	25	30	707
50-80% AMI	256	211	-	156	-	87	15	31	623
80-120% AMI	288	297	-	172	-	85	14	27	757
120-200% AMI	240	387	-	149	-	76	7	37	776
Over 200% AMI	54	214	-	24	-	10	2	19	293
Total	1,178	1,301	-	677	-	414	62	144	3,156

Source: Camoin 310

Underhoused Demand by AMI										
		Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	Total
5%	Under 50% AMI	173	236	43	107	23	74	11	30	582
	50-80% AMI	116	157	29	71	16	49	7	20	388
10%	Under 50% AMI	347	472	86	213	47	147	22	60	1,165
	50-80% AMI	231	315	57	142	31	98	15	40	776

Source: ACS 2018 5-Year Estimates; Camoin 310

*Underhoused demand numbers are an average of the high (10%) and low (5%) estimate.

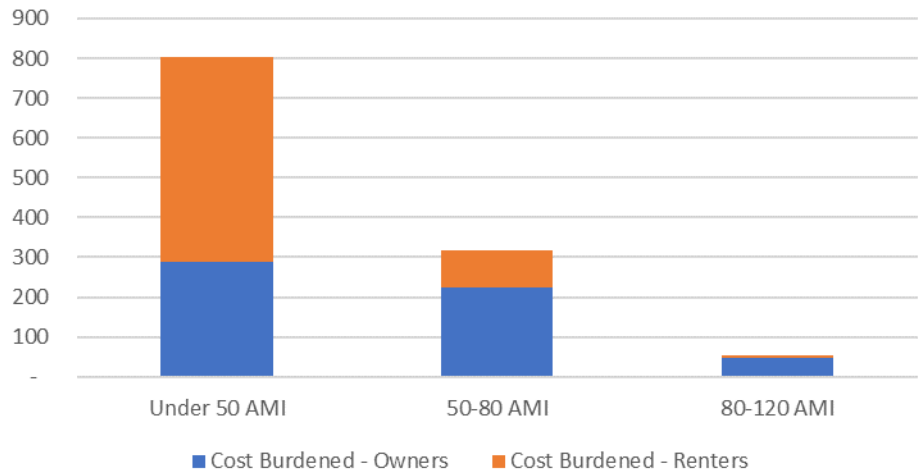
COST BURDENED

Potential demand for affordable housing can be seen in those populations that are paying more than 30% of their income on housing, we call these “cost burdened” households.

The Town of Warrenton has a number of cost burdened households at the following income levels:

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- 50-80% AMI – 317 Households
- 80-120 AMI – 55 Households

Total Cost Burdened by AMI, Town of Warrenton



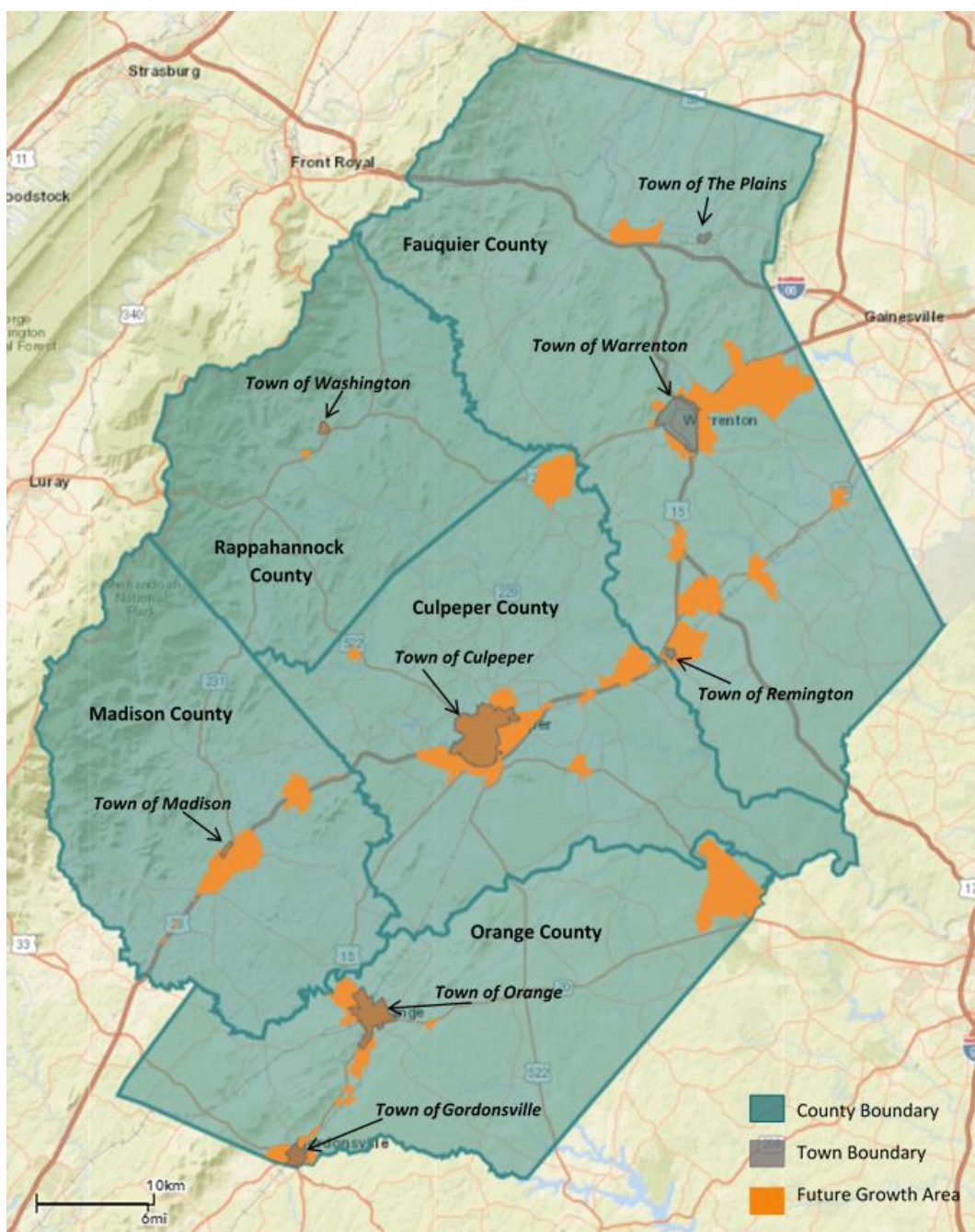
Cost Burdened Households by AMI									
	Culpeper County	Fauquier County	Madison County	Orange County	Rappahannock County	Town of Culpeper	Town of Orange	Town of Warrenton	Total
Under 50% AMI	3,032	3,019	1,037	2,347	621	1,551	440	804	10,054
50-80% AMI	1,337	1,605	446	952	146	594	77	317	4,486
80-120% AMI	186	269	68	114	18	76	11	55	655
Total	4,554	4,893	1,551	3,413	784	2,221	528	1,176	15,195

Source: ACS 2018 5-Year Estimates; Camoin 310



DEVELOPMENT PATTERNS

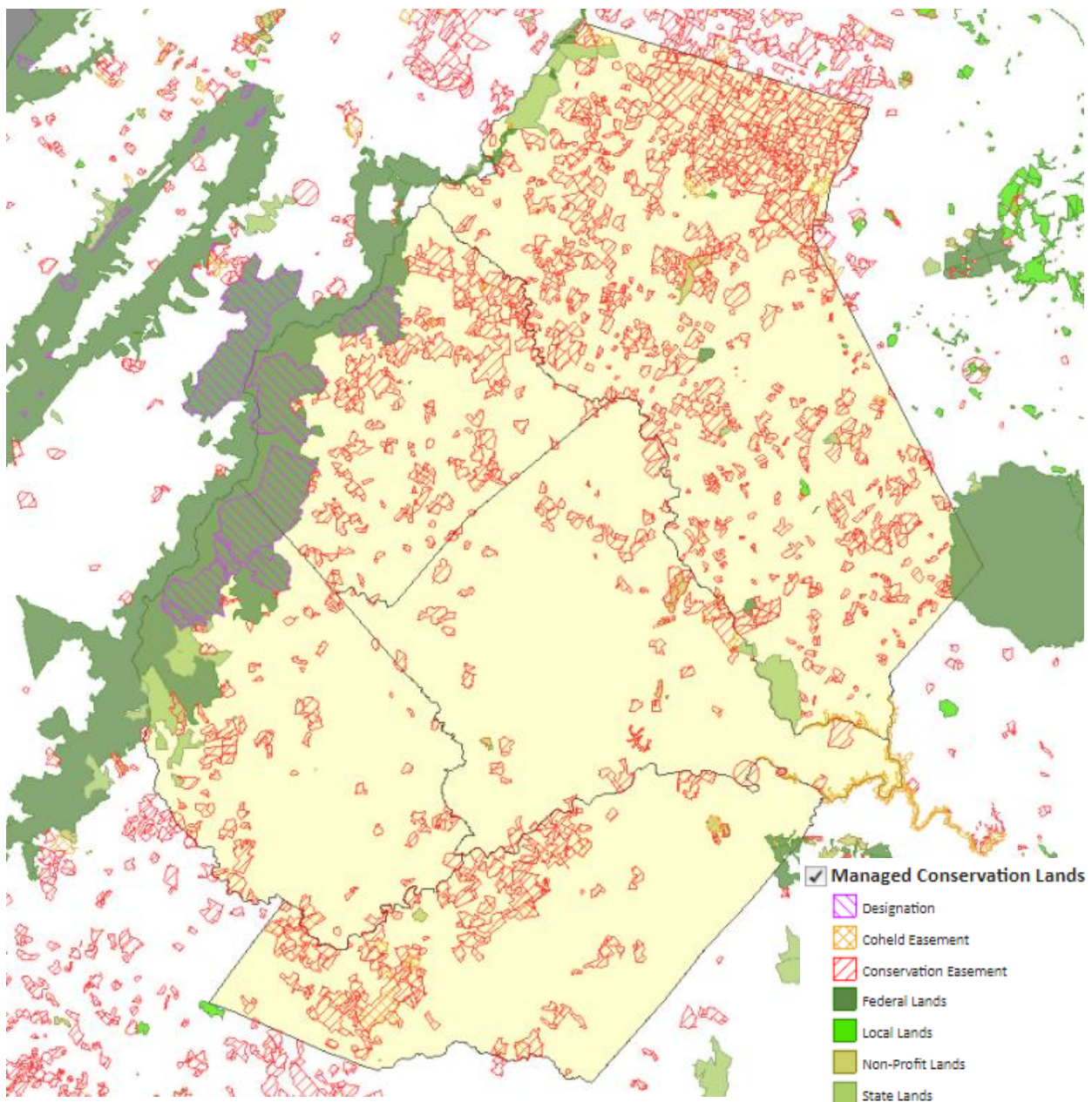
Identified growth areas throughout the region are mapped below. Understanding how the region has planned for future growth helps show how and where new housing development will be located. While new attainably priced housing is needed throughout the region and will be directed in these growth areas, there are additional strategies that apply across the region (see the Strategy Recommendations document, linked on page 2).



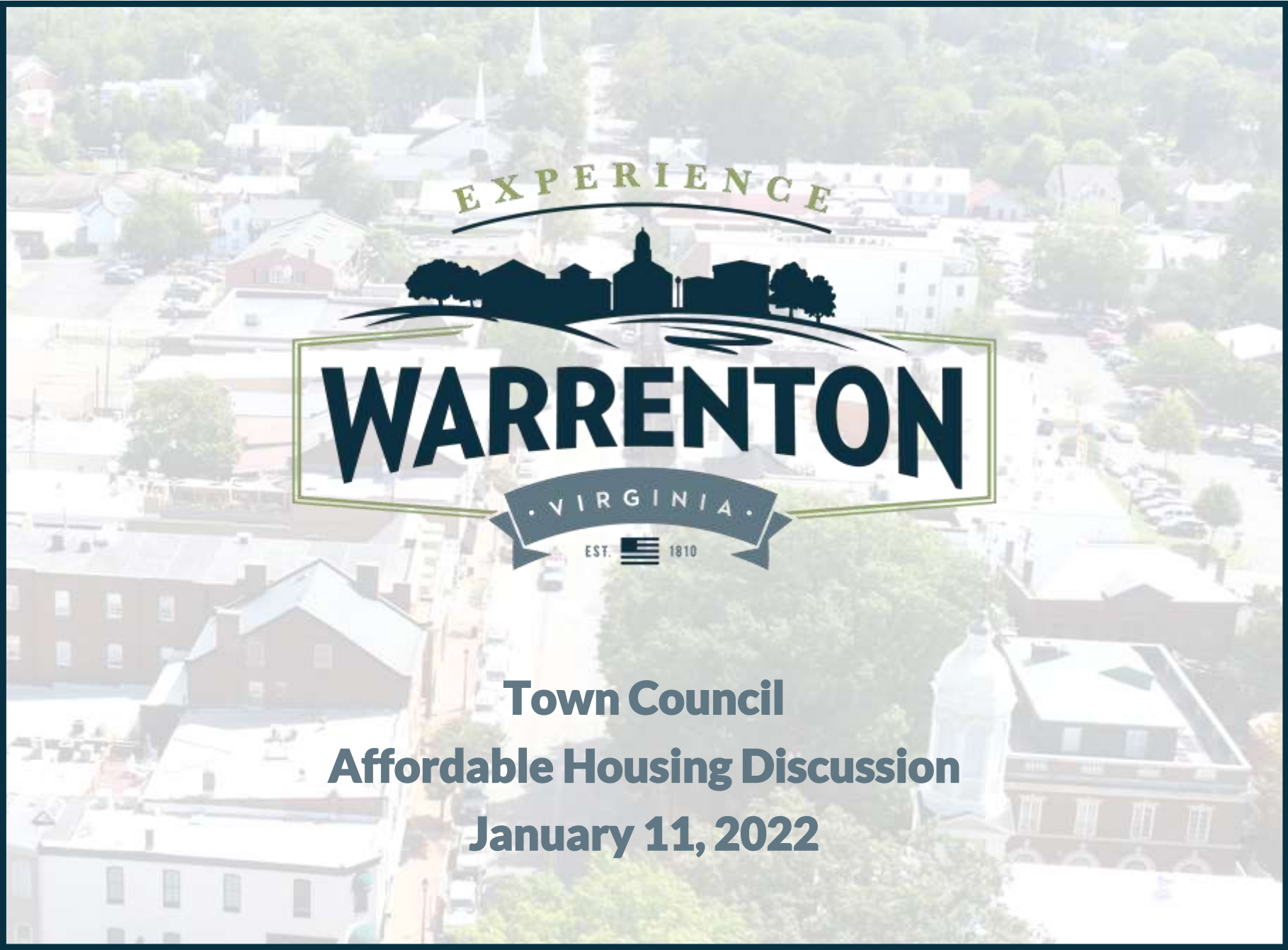
Source: RRRC, Camoin 310

CONSERVATION LANDS & DEVELOPMENT IMPLICATIONS

The map below outlines conservation lands in the region. Conservation is a major goal of the region, yet there is a significant demand for additional housing. This map helps illustrate where development cannot happen due to conservation easements, state lands, and other managed conservation lands. Comparatively, there is considerable conservation land in Fauquier County than the rest of the region. This may mean, from a regional perspective, housing demand may need to be directed towards counties with more buildable land, or Fauquier County and/or the Town of Warrenton may need to enact additional measures to promote housing density.



Source: Virginia Department of Conservation and Recreation, Managed Conservation Lands Map



Town Council
Affordable Housing Discussion
January 11, 2022

Recent Affordable Housing Activities

- Plan Warrenton 2040
 - Recommendations for policies and strategies for the next 20 years
- Mixed Use Zoning Text Amendment
 - Implemented Plan Warrenton goal to allow horizontal mixed uses with a density bonus for affordable housing in Commercial District
- PD9 Housing Study
 - Consultant team reviewed Town Ordinance with Best Practices
- Habitat for Humanity
 - Community Land Trust/Haiti Neighborhood
- General Assembly Reports on Virginia Housing Needs
 - 2021 JLARC Affordable Housing in Virginia

Highlights of Previous Reviews

- 1991 Town Housing Committee/Housing Action Plan
- 1993 Affordable Housing Needs in Fauquier County Report
- 1994 Fauquier County Affordable Housing Task Force
- 2006 – 2007 PD9 Work Force Housing Committee
- 2006 – 2008 Fauquier County Affordable Housing Committee
 - Recognize the affordable housing needs of the County as a whole by incorporating representatives from Remington, The Plains, and Marshall in the Committee.
 - Develop a regional approach to affordable housing by working more closely with the Rappahannock-Rapidan Regional Commission.
 - Conduct a needs assessment to evaluate current housing needs and the County’s current ability to meet these needs.
 - Understand the levels of affordable housing within the Region
 - Develop partnership with private sector to achieve specific affordable housing objectives
 - Improve education concerning affordable housing issues
 - Identify priority sites for affordable housing development

Highlights of Warrenton

- Fauquier Family Shelter on Keith Street
- Moffett Manor Senior Apartments
- 2009 DHCD Planning Grant Rehabilitation Study 7 Neighborhoods
- Town Employee Work Force Housing
- Habitat Sterling Court and Haiti Street Neighborhood Projects

December Work Session

- Affordable Housing Discussion
- Data Collection
- Potential Committee
- Determination of Scope

Staff Research

- Publicly Available Data
- Committee/Stakeholders/Authority
- Partners
- Regional or Local
- Consultant/Realtors/Universities
- Focus on current residents vs in-migration
- Role of Government

Data Challenges

- Multiple Census Tracks
- Zip Code Boundaries
- 2020 US Census “Noise”
- American Community Survey Results Delayed
- MLS by Zip Code Small Sample Size

For Consideration...

- Data Needs and Challenges
 - What Data is Acceptable to Council?*
- Policy Discussion on Nature of Issue/Define the Need
 - What is the scope of the issue to be addressed?*
- Partner with County
 - Issue larger than Town, data is County level, past efforts included all towns/service districts*
- Stakeholder Meetings Subject Matter Experts
 - Listening Sessions to produce recommendations to the Town Council?*

Menu of Options Sample

Data Collection

Weldon Cooper Center ± \$20,000
Town specific data included.
Time to start work uncertain based on existing demands with the census.

University ± \$5,000
Not Town specific data, only publicly available data.
Time to start can vary based on course work assignments.

Report

Expert Firm ± \$50,000
Not Town specific data, only publicly available data.
Does not include committee management.

Committee Management

PD9 ± \$10,000
Time to start work uncertain based on existing demands with the census.

Parttime Employee ± \$65/hr
Hours limited by VRS restrictions

Expert Firm ± \$17,000



Office of the Town Manager

Frank Cassidy

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Item E.

Council Meeting Date:	July 11, 2023
Agenda Title:	Properties exempted from county taxation by resolution of the Fauquier County Board of Supervisors
Requested Action:	Review and consider if the Council wishes to exempt the same properties from town taxation
Department / Agency Lead:	Finance
Staff Lead:	Stephanie Miller, Finance Director

EXECUTIVE SUMMARY

The Fauquier County Commissioner of the Revenue serves as the assessor for properties located in town. In 2022, the Commissioner notified us that several properties had been exempted from county taxation by resolution of the County Board of Supervisors. As such, those properties were not included in the land book provided by the county to the town. These properties have consequently not been taxed by the town. The Town Council may review the listing of properties and determine if they wish to similarly exempt the properties from local taxation by the town. Alternatively, staff will assess the properties for the preceding three years, as applicable.

BACKGROUND

Fauquier County has provided local county tax exemption for a total of 34 parcels located within the town, with 15 different property owners, shown below. Two of the properties are owned by the Warrenton Horse Show Association, which will transition to the town upon completion of the sale later this year.

Owner
Fauquier Community Food Bank & Thrift Store
Fauquier Family Shelter Services, Inc.
Fauquier Habitat for Humanity
Highland School Educational Foundation, Inc.
Hospice Support of Fauquier County, Inc.
IOOF Charity Lodge #27 Trustees
Mt. Carmel Lodge #133 Ancient Fr
Oak Springs Association Limited Partnership
PATH Holdings I LLC
PATH Holdings II LLC
PATH Holdings III LLC
Sudduth John D Post No. 72, Inc.
View Tree Masonic Lodge
Warrenton Horse Show Association
The Warrenton Meeting Place

A complete listing of the parcels and assessed values is attached to the agenda item.

STAFF RECOMMENDATION

Consider the properties exempted from County taxation by resolution of the County Board of Supervisors and determine if the Council wishes to adopt a similar resolution or assess the taxes retroactively. If Council wishes to exempt the properties, then staff will draft the resolutions for the August agenda.

Service Level/Policy Impact

There is no service level impact. From a policy perspective, exempting the properties could be viewed as providing support for the non-profits on the list.

Fiscal Impact

Based on the latest assessment, the annual fiscal impact is \$22,746.

Legal Impact

Va. Code § 58.1-3256 states that “Any town which has failed to conduct a general reassessment within five years shall use only those assessed values assigned by the county.” The code is silent as to locally exempt properties. Va. Code § 58.1-3903 states that the tax-assessing officer of a town shall list and assess any local tax that has not been assessed for any of the three preceding tax years.

Should the Council opt not to exempt these properties, then the town will research the tax history of these parcels and issue tax bills for the three preceding years, as applicable.

ATTACHMENTS

1. List of properties exempted from county taxation by resolution of the Fauquier County Board of Supervisors

PIN	NAME	E911	BK/PG	SALE PRICE	INSTRUMENT	SALE DATE	ACREAGE	ZONE	FMVLAND	FMVBLDG	DEFERMENT	TAX VALUE
6984-43-9745-000	FAUQUIER HABITAT FOR HUMANITY INC	97 HORNER ST	1612/287	\$778,600	DEED	10/31/2019	0.2133	R6	\$ 95,000	\$ 85,200	\$ -	\$ 180,200
6984-44-8436-000	FAUQUIER HABITAT FOR HUMANITY INC	134 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 75,000	\$ -	\$ -	\$ 75,000
6984-44-8353-000	FAUQUIER HABITAT FOR HUMANITY INC	116 HAITI ST	1528/1585		DEED	10/11/2016	0.0967	R6	\$ 75,000	\$ 208,700	\$ -	\$ 283,700
6984-40-8327-000	FAUQUIER COMMUNITY FOOD BANK &	249 E SHIRLEY AVE	1535/1007	\$625,000	WD	12/22/2016	0.9063	CG	\$ 396,400	\$ 190,500	\$ -	\$ 586,900
6984-44-9538-000	FAUQUIER HABITAT FOR HUMANITY INC		1612/287	\$778,600	DEED	10/31/2019	0.0883	R6	\$ 95,000	\$ -	\$ -	\$ 95,000
6984-74-4279-301	PATH HOLDINGS I LLC	321 WALKER DR UNIT 301	1582/1911		DEED	10/1/2018	0	IL	\$ 364,200	\$ 1,146,000	\$ -	\$ 1,510,200
6984-21-8070-000	SUDDUTH JOHN D POST NO 72 INC	345 LEGION DR	170/126		DEED		1.594	10	\$ 175,400	\$ 482,100	\$ -	\$ 657,500
6984-44-9002-000	FAUQUIER HABITAT FOR HUMANITY INC	88 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 95,000	\$ 237,400	\$ -	\$ 332,400
6984-43-8247-000	IOOF CHARITY LODGE #27 TEES	7 N FIFTH ST	46/432		DEED		0.0975	CB	\$ 318,800	\$ 135,000	\$ -	\$ 453,800
6984-57-1202-000	PATH HOLDINGS III LLC	35 ROCK POINTE LN	1609/298		DEED	10/1/2019	0.8592	CLYRO	\$ 673,700	\$ 944,400	\$ -	\$ 1,618,100
6984-44-4090-000	FAUQUIER HABITAT FOR HUMANITY INC		1713/2197	\$650,000	DEED	12/29/2021	0.0008	CB	\$ 1,000	\$ -	\$ -	\$ 1,000
6985-30-7259-000	OAK SPRINGS ASSOC LIMITED PARTNERSHIP	305 OAK SPRINGS DR	730/1717		DEED	11/17/1994	2.2561	CL	\$ 1,356,000	\$ 7,336,000	\$ -	\$ 8,692,000
6984-63-8564-000	FAUQUIER HABITAT FOR HUMANITY INC		733/31		D/G	1/3/1995	0.6328	R6	\$ 6,300	\$ -	\$ -	\$ 6,300
6984-44-9729-000	FAUQUIER HABITAT FOR HUMANITY INC	161 HAITI ST	1599/719	\$141,000	DEED	6/13/2019	0.146	R6	\$ 95,000	\$ 55,500	\$ -	\$ 150,500
6984-44-7689-000	FAUQUIER HABITAT FOR HUMANITY INC	152 HAITI ST	1599/722	\$150,000	DEED	6/13/2019	0.104	R6	\$ 95,000	\$ 149,700	\$ -	\$ 244,700
6984-44-9545-000	FAUQUIER HABITAT FOR HUMANITY INC	135 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0.0883	R6	\$ 95,000	\$ -	\$ -	\$ 95,000
6984-74-4279-201	PATH HOLDINGS I LLC	321 WALKER DR UNIT 201	1582/1911		DEED	10/1/2018	0	IL	\$ 364,200	\$ 1,150,600	\$ -	\$ 1,514,800
6984-23-9263-000	FAUQUIER FAMILY SHELTR SERV INC	85 KEITH ST	829/1363		D/G	2/10/1999	0.4934	PS	\$ 341,500	\$ 837,500	\$ -	\$ 1,179,000
6984-54-0526-000	FAUQUIER HABITAT FOR HUMANITY		1579/505	\$85,000	DEED	8/6/2018	0.0522	R6	\$ 20,000	\$ -	\$ -	\$ 20,000
6984-44-9454-000	FAUQUIER HABITAT FOR HUMANITY INC	129 HAITI ST	1580/2030		DEED	8/29/2018	0.1386	R6	\$ 95,000	\$ 111,500	\$ -	\$ 206,500
6984-54-0254-000	FAUQUIER HABITAT FOR HUMANITY INC	107 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 115,000	\$ 89,400	\$ -	\$ 204,400
6984-63-5580-000	FAUQUIER HABITAT FOR HUMANITY INC		733/31		D/G	1/3/1995	0.4119	R6	\$ 4,100	\$ -	\$ -	\$ 4,100
6984-54-0529-000	FAUQUIER HABITAT FOR HUMANITY	141 HAITI ST	1579/505	\$85,000	DEED	8/6/2018	0.0522	R6	\$ 60,000	\$ 47,200	\$ -	\$ 107,200
6984-16-1613-000	HOSPICE SUPPORT OF FAUQUIER COUNTY INC	169 BROADVIEW AVE	1734/1997	\$835,000	DEED	8/23/2022	0.4362	CG	\$ 380,000	\$ 110,500	\$ -	\$ 490,500
6984-43-1267-000	WARRENTON MEETING PLACE INC THE	26 S THIRD ST	1709/2183	\$209,000	DEED	11/23/2021	0.0823	PS	\$ 161,300	\$ 52,300	\$ -	\$ 213,600
6984-30-3598-000	WARRENTON HORSE SHOW ASSOC		162/90		DEED		0.97	10	\$ 67,900	\$ -	\$ -	\$ 67,900
6984-43-1454-800	VIEW TREE MASONIC LODGE	11 SECOND ST	126/240		DEED		0.0871	PS	\$ 37,300	\$ 83,700	\$ -	\$ 121,000
6985-30-7573-000	OAK SPRINGS ASSOC LIMITED PARTNERSHIP	770 FLETCHER DR	730/1717		DEED	11/17/1994	0.8321	CL	\$ 498,000	\$ 1,094,200	\$ -	\$ 1,592,200
6985-11-9705-000	HIGHLAND SCHOOL EDUCATIONAL FOUNDATION LLC	597 BROADVIEW AVE	1557/1518		DEED	10/12/2017	28.8994	RM	\$ 3,612,500	\$ 14,372,200	\$ -	\$ 17,984,700
6984-44-4192-000	FAUQUIER HABITAT FOR HUMANITY INC	35 HORNER ST	1713/2197	\$650,000	DEED	12/29/2021	0.7374	CB	\$ 803,000	\$ 311,400	\$ -	\$ 1,114,400
6984-16-2661-000	MT CARMEL LODGE #133 ANCIENT FR	386 STUYVESANT ST	220/599		DEED		0.4545	RO	\$ 297,000	\$ 317,100	\$ -	\$ 614,100
6985-20-2820-000	HIGHLAND SCHOOL EDUCATIONAL FOUNDATION LLC	597 BROADVIEW AVE	1557/1518		DEED	10/12/2017	12.1585	PS	\$ 1,520,000	\$ 13,236,600	\$ -	\$ 14,756,600
6984-44-9458-000	FAUQUIER HABITAT FOR HUMANITY INC	131 HAITI ST	1599/716	\$235,000	DEED	6/13/2019	0	R6	\$ 95,000	\$ 114,100	\$ -	\$ 209,100
6984-31-4162-000	WARRENTON HORSE SHOW ASSOC	60 E SHIRLEY AVE	91/357		DEED		8.6886	10	\$ 1,303,500	\$ 38,500	\$ -	\$ 1,342,000

Total taxable value \$ 56,724,400
 Total tax \$ 22,746

A PROCLAMATION RECGONIZING ALI ZARABI FOR HIS DEDICATION AND SERVICE TO THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, the Town of Warrenton's Planning Commission is responsible for preparing and submitting a Comprehensive Plan, preparing and submitting the annual Capital Improvement Program, and recommending actions to the Town Council on land use applications, ordinances, and plans in the name of the public health, safety, convenience, and welfare of the citizens of the Town; and

WHEREAS, in 2001 the Town Council first appointed Mr. Ali Zarabi to the Planning Commission; and

WHEREAS, the Town of Warrenton adopted its Comprehensive Plan in 2002 and updated it between 2009-2013 with input from the Planning Commission and Mr. Zarabi; and

WHEREAS, the Town of Warrenton updated multiple sections of its Zoning Ordinance with input from the Planning Commission and Mr. Zarabi; and

WHEREAS, the Town of Warrenton updated its Subdivision Ordinance with input from the Planning Commission and Mr. Zarabi; and

WHEREAS, Mr. Zarabi served in leadership roles on the Planning Commission as Vice Chair from 2018-2020; and

WHEREAS, the Town of Warrenton adopted its updated Comprehensive Plan in 2021 with Mr. Zarabi acting as Vice Chair the Planning Commission for part of the process; and

WHEREAS, Mr. Zarabi served throughout the years to ensure thoughtful input prior to Planning Commission votes; and

WHEREAS, Mr. Zarabi contributed to the deliberations on countless land use applications and submitted his votes based on his opinion of the best interests of the Town and its residents; and

WHEREAS, Mr. Zarabi faithfully served on the Planning Commission for over two decades by participating and contributing her sage input for the overall welfare of the Town and its residents; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton herby recognizes and deeply appreciates the contributions of Ali Zarabi for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.

H. E. Carter Nevill
Mayor Town of Warrenton

A PROCLAMATION RECGONIZING KEVIN CARTER FOR HIS DEDICATION AND SERVICE TO THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, in May of 2014 Mr. Kevin Carter was elected to the Warrenton Town Council as the representative for Ward 5; and

WHEREAS, he is also an active and contributing leader in the community, where he serves on the Board of Directors for the Virginia National Bank, now Virginia National Bank; and

WHEREAS, additionally, he served as the President of the Warrenton Rotary Club, and as Senior Warden and School Board Treasurer for the St. James Episcopal Church in Warrenton, Virginia; and

WHEREAS, Kevin has been a member of the Board of Directors of the Fauquier County Chamber of Commerce, the Fauquier Hospital and Health System, and the PATH Foundation. and

WHEREAS, Kevin always displayed a strong commitment to service and the business community; and

WHEREAS, Mr. Carter was a strong supporter for advocacy and policy initiatives promoting economic development; and

WHEREAS, Kevin was dedicated to keeping taxes low and finding innovative ways to reduce the burden on the tax payers for the Town; and

WHEREAS, Mr. Carter was a steady and calm presence on Council who was always reasonable and willing to listen; and

WHEREAS, Kevin was selected to utilize his abilities as a skilled negotiator and consensus builder to fill the vacated Center District seat for the Fauquier County Board of Supervisors; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton herby recognizes and deeply appreciates the contributions of Kevin Carter for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.

H. E. Carter Nevill
Mayor Town of Warrenton

**A PROCLAMATION RECGONIZING RENARD CARLOS FOR HIS DEDICATION AND SERVICE
TO THE TOWN OF WARRENTON, VIRGINIA**

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, in May of 2018 Renard Carlos was elected to the Warrenton Town Council as an At-Large Councilmember as the youngest Councilmember ever elected; and

WHEREAS, from the start of his term on the Town Council, he was a dedicated advocate for diversity and the voice of younger residents; and

WHEREAS, Mr. Carols was a strong advocate for affordable housing especially through the brunt of the COVID-19 Pandemic; and

WHEREAS, over the course of his four-year term he was an active member of the Town Council and the Community with service on:

Town of Warrenton Public Safety & Transportation Committee

Town of Warrenton Parks and Recreation Committee

Fauquier Hospital Board of Trustee Member

Northern Piedmont Community Foundation Board Member

Laurel Ridge Community College Board Member.

Vice President Fauquier County NAACP Branch 7059

Ethnos College Board Member; and

WHEREAS, Renard is an exceptional listener and dedicated servant of community representation, and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton herby recognizes and deeply appreciates the contributions of Renard Carlos for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.

H. E. Carter Nevill
Mayor Town of Warrenton

A PROCLAMATION RECOGNIZING SEAN POLSTER FOR HIS DEDICATION AND SERVICE TO THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, the Town Council of the Town of Warrenton is the legislative body charged, under the laws of the Commonwealth of Virginia and the Town Charter, to determine the needs of the citizenry and to establish the ordinances, policies, and budgets which determine the kind, manner, and cost of services to be delivered; and

WHEREAS, Sean Polster was elected to the Warrenton Town Council in May of 2014; and

WHEREAS, Sean served as the Vice Mayor from July 2020 through December 2021, leading the Town Council when the Mayor was absent and an advocate for transparency; and

WHEREAS, Councilman Polster helped usher the Town of Warrenton into the modern era by collaborating for streaming videos from the Council Chambers, helping bring government into the homes of the local community; and

WHEREAS, from his extensive background as a firefighter and first responder, Councilman Polster was a strong advocate for those that put their lives on the line for our community; and

WHEREAS, Sean drew upon his extensive network to rail against unfunded mandates from Richmond; and

WHEREAS, Mr. Polster's close personal friendship and mentorship under Councilman Jerry Wood, a Virginia Delegate, influenced his sense of service for his community as he drew strength from his family; and

WHEREAS, Sean's outreach and advocacy addressing the heroin epidemic and the formation of CRUSH provided an asset to our community, helping in the fight against these deadly drugs in the community; and

WHEREAS, Sean's strong leadership skills led to influential roles in VML and NLC and into his new role as the appointed Chief Deputy State Coordinator of Emergency Management; and

NOW, THEREFORE BE IT PROCLAIMED that the Mayor of the Town of Warrenton hereby recognizes and deeply appreciates the contributions of Sean Polster for his dedication and service to the Town of Warrenton, Virginia, and its Citizens.

H. E. Carter Nevill
Mayor Town of Warrenton



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	July 11, 2023
Agenda Title:	Special Use Permit 2023-01 St John the Evangelist
Requested Action:	Hold a Public Hearing
Decision Deadline:	February 12, 2024
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

Planning Commission held a Work Session on April 18, 2023 and a Public Hearing on May 16, 2023. Three members of the public spoke to the application. Items brought up included proximity of the new building to Winchester Street, potential loss of old growth trees, noise “bounce back” to residences, no crosswalk on Winchester to entrance, water run-off, topo/grade changes, no lighting on building, loss of green space, question if additional parking is necessary, and support for the existing building to be demolished. The Planning Commission requested the Applicant work to address items missing on the SUP Plans and issues raised. The Planning Commission also suggested the Applicant look at the potential of green space vs additional parking. The Planning Commission voted 3-0 (Lawrence, Lasher absent) to hold the Public Hearing open until the June Planning Commission meeting.

On June 1, 2023, the Applicant submitted an updated SUP Plan to address the requested missing information, including parking, topography, improvements on the site, refuse locations, adjacent properties, and other miscellaneous items. The Applicant piloted a new student pick up/drop off pattern to address draft Condition of Approval 9.b and found it to be successful in preventing stacking in the public-right-of way.

The Planning Commission continued the Public Hearing on June 20, 2023. Three members of the public spoke to the application. One in support of the church and two adjacent property owners, while generally in support, raised questions regarding water runoff. The residents questioned if leaving the old building in place while the new one is constructed will impact and hinder the ability to properly grade the site to resolve ongoing water runoff issues to properties on Richards Drive and Winchester Street. Citizens spoke to the desire for reassurance the new building will deal with the water issues.

The Planning Commission voted to recommend approval to the Town Council subject to draft Conditions of Approval (4-0-1; Lawrence abstained).

BACKGROUND

In 1986, St Johns the Evangelist received a Special Use Permit for a school. The minutes from the Town Council meeting indicate the intent was to allow:

1. Construction of the School in two phases
2. Phase 1 enrollment 270
3. Phase 2 enrollment 540
4. Relocate the convent
5. Obtain Right of way dedication to centerline of King Street (aka John E Mann Street) and Winchester

When the church school sought an expansion in 2017, a Zoning Determination letter found the building expansion could proceed without a Special Use Permit amendment as the enrollment numbers were not changing. However, during the Site Development Plan (SDP 2017-01), the Town indicated that *“as new projects are proposed by the Church, the additional work will be considered accumulative to this plan and will trigger the Commonwealth’s SWM Regulations.”* The Town’s willingness to work with the applicant in 2017 was predicated on the shared knowledge that the next proposed improvement would include a comprehensive update of the site’s uses and existing conditions. This Special Use Permit application is the opportunity for the Applicant to bring the last 37 years of property uses up to date.

During agency review of the application, staff raised several potential issues and asked the Applicant to address them. Highlights of issues include the potential inability to meet landscaping buffer requirements, no details on lighting, preliminary stormwater design, proposed refuse locations, and no height and dimensions of the building, retaining walls, parking, travelways, setbacks, and landscape buffers for staff to ensure the proposal will meet requirements. Staff is aware that stormwater and landscape buffer solutions can be expensive to engineer. Staff sought to help the applicant understand that staff cannot ensure this proposal works without more information and/or requested waivers.

The Planning Commission held a work session and two public hearing dates on this proposal. The Planning Commission discussed buffers and landscaping along the length of the northern boundary of the property; energy, water, and sewer demands; intentions of existing building and timing of demolition; parking overflow into adjacent neighborhoods and stacking in the public right-of-way; elevations from Winchester Street and the request for artist’s rendering; appropriate stormwater, sediment control, and boundary line adjustments; and ARB approvals.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval to the Town Council subject to the draft Condition of Approval.

Suggested Motions

1. I move that the Town Council approve of SUP 23-1, St John Catholic Church to amend the approved SUP in June 3, 1986, to allow for the 13,000 square foot accessory use building the church and school, subject to the Conditions of Approval dated July 11, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Carson Land Consultants dated February 10, 2023 and revised through May 30, 2023.

OR

2. I move that the Town Council forward SUP 23-1, St John the Evangelist to the next Town Council meeting.

OR

3. I move an alternative motion.

OR

4. I move to deny SUP 23-01 for the following reasons...

ATTACHMENTS

1. Attachment A - Maps
2. Attachment B - May 13, 2023, Staff Analysis
3. Attachment C - May 30, 2023 Special Use Permit Plan
4. Attachment D - July 11, 2023 Conditions of Approval
6. Attachment F - Statement of Justification/Addendum to the Statement of Justification
7. Attachment G - Overall Site Access Plan
8. Attachment H - March 23, 2023/Revised April 27, 2023 Comment Response Letter
9. Attachment I - Town Council 1986 Meeting Minutes
10. Attachment J - Artist Renderings from Winchester Street
11. Attachment K - Draft Resolution

SPECIAL USE PERMIT CONDITIONS**Applicant: ST. JOHN THE EVANGELIST CATHOLIC
CHURCH****Owner: CATHOLIC DIOCESE OF ARLINGTON
(ST JOHNS CATHOLIC SCHOOL TEES)****SUP 23-01 (Supersedes SUP Dated June 3, 1986)****PINs 6984-36-7135-0000 (the "Property")****Special Use Permit Area: ± 11.0664 Zoning: R-10
Residential****Date: July 11, 2023**

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Carson Land Consultants, Page 1 dated February 10, 2023 and Pages 2-4 dated December 6, 2022, all revised May 30, 2023, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

3. Use Parameters:
 - a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 11.0664 acre site.
 - b. Use Limitations – The use shall be limited to a religious institution and related facilities including the church, school, and those accessory uses customarily incidental to the primary uses.
 - c. Maximum Students – The maximum number of students shall be 540 as approved in the previous SUP dated June 3, 1986.
4. Architecture: The site is located within the Historic District and is subject to Architectural Review Board, Certificates of Appropriateness (COA), and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued. This includes walls and fences exceeding 36” in height.
5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
6. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).
7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).
 - a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
 - b) Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
 - e) Stormwater Management –The property owner is required to account for all improvements, regardless of square footage, made to the property since July 1, 2014, and design and construct for the accumulative stormwater management for both quantity and quality in accordance with all applicable State and local

requirements in effect at the time of site development plan approval.

8. Lighting:

- a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c. All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d. Lighting on the school managed turf fields is prohibited.
- e. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

9. Transportation:

- a) Vehicular Access – The site shall be accessed from the Winchester Street and John E. Mann entrances. Egress shall be controlled via a stop sign traffic control with stop bar at the exits.
- b) There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets. Stacking on the property by accessing the school by way of Winchester Street or staggering times is required to achieve this condition.
- c) Handicapped Parking and Signage – Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- d) Dedication of public right-of-way on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. With the dedication of the right-of-way frontage, the property owner will submit with the site plan an agreement to retain the maintenance of the existing perimeter wall and entrance features, including the entrance apron on Winchester Street for Town review and approval.

10. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall buffer and shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view from the residential-zoned property located to the north to at least 3.5 feet in height above the parking surface elevation with a solid wall, sight-tight fence, evergreen shrubs, or other method as approved by the Zoning Administrator as a part of the Site Development Plan, to extend the length of the parking on the north side.

11. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional services that will be required. Construction of a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street will require a separate water meter, per Town Code

12. Demolition: Demolition of the existing 3 story stone and block building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. No final occupancy permit shall be issued on a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street until the above existing building has been demolished. The old building will be demolished within 6 months after the issuance of the temporary occupancy permit.

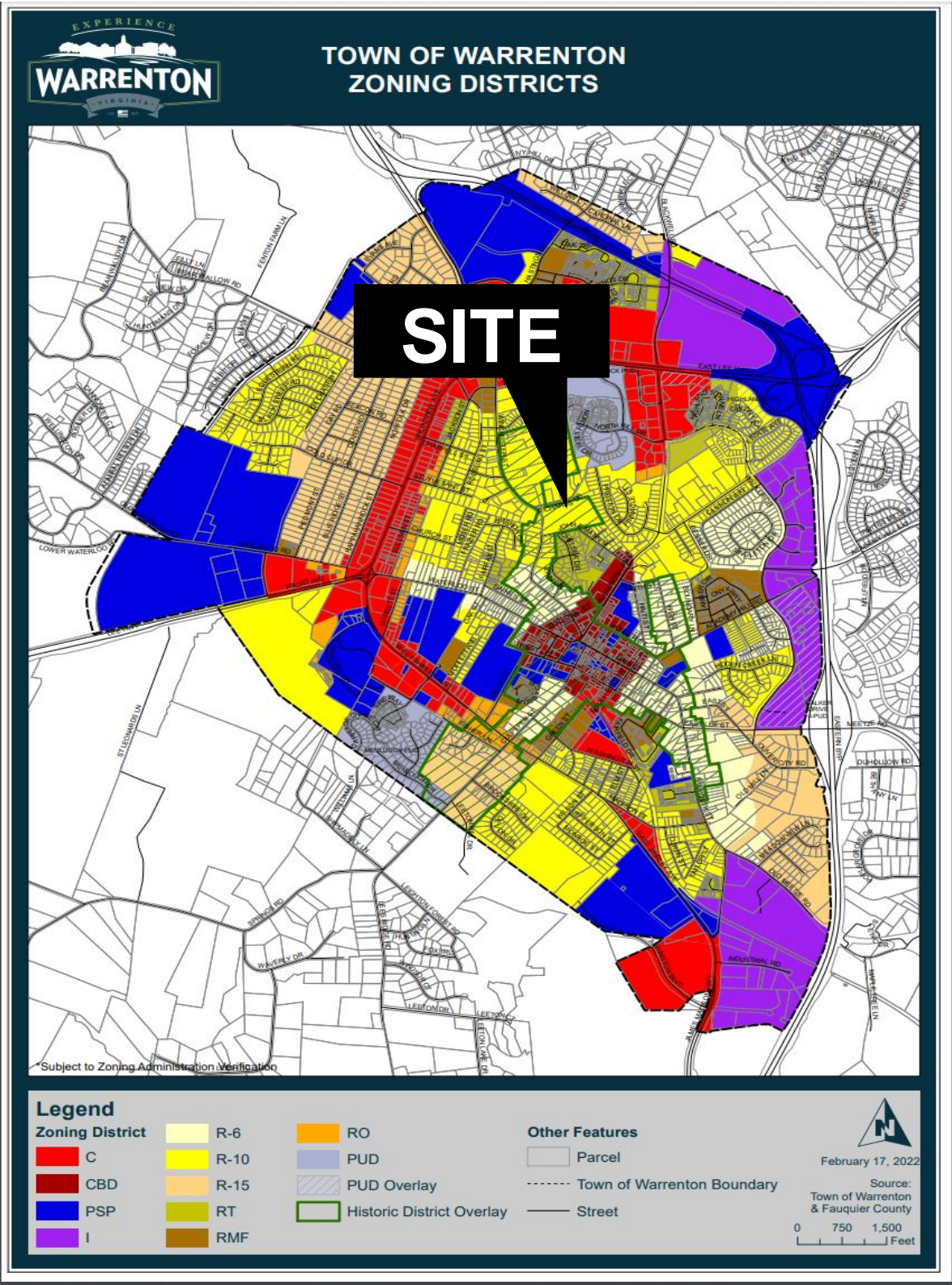
Attachment A - Map
VICINITY MAP



Attachment A - Map
AERIAL MAP



Attachment A - Map
EXISTING ZONING MAP



Attachment A - Map FUTURE LAND USE MAP

FUTURE LAND USE

Character Districts

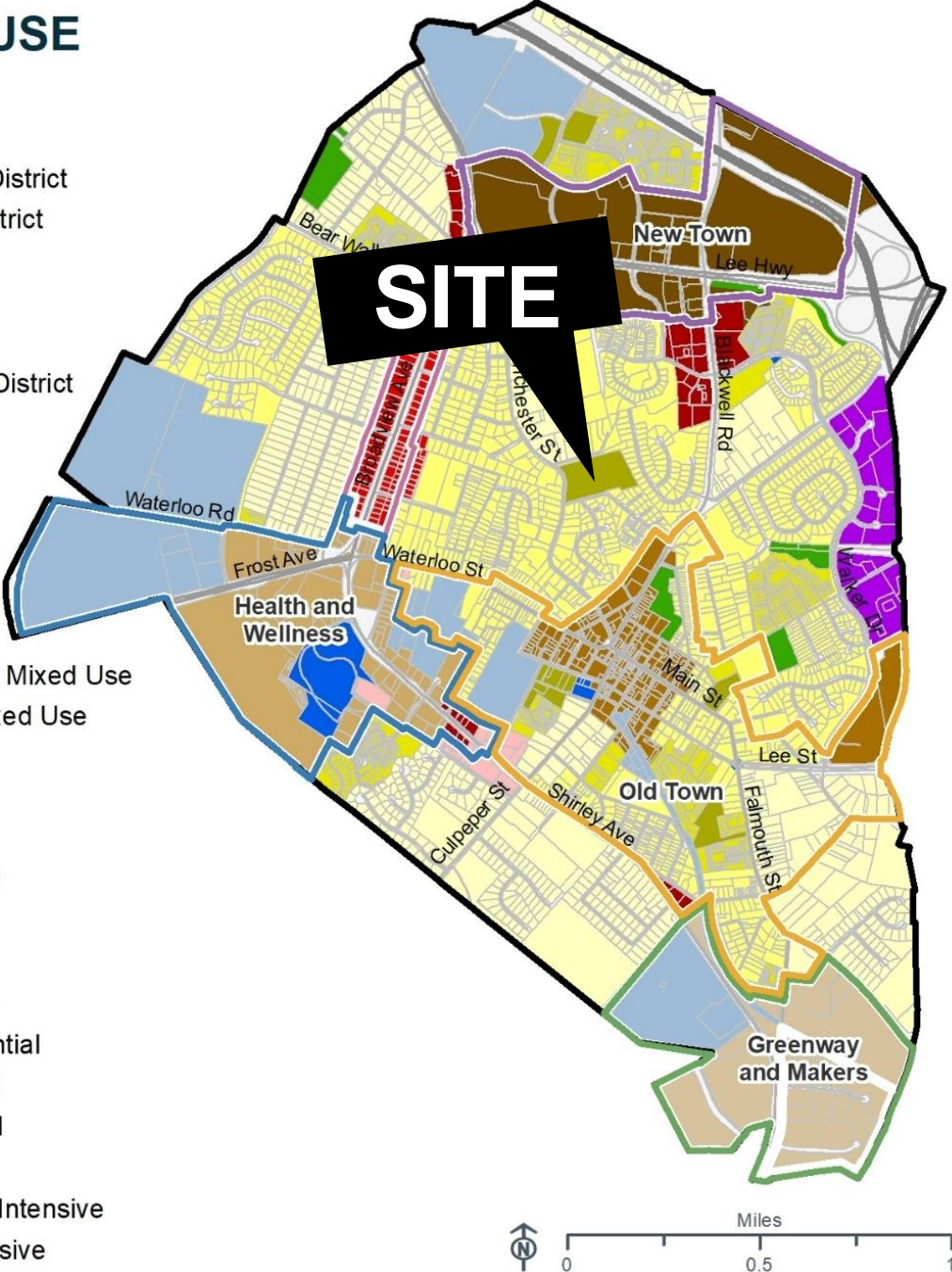
- Greenway and Makers District
- Health and Wellness District
- New Town District
- Old Town District

Overlay Districts

- Broadview Commercial District
- Makers District

Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Live-Work Neighborhood
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive



Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.1.3.

This request for a Special Use Permit for St John the Evangelist to amend the exiting 1986 SUP to allow for a new building in accordance with Article 3-4.2 and Article 11-3.10 of the Town Zoning Ordinance. The proposal is to demolish an existing approximately 11,000 square foot building with a new 13,000 square foot building. The property is operating under a Special Use Permit that was approved to allow for a school. The Special Use Permit has not been updated since 1986 to reflect the uses and needs of the property. However, through time, multiple improvements have been made to the property, including the church expanded in 2002/3, modifications to the stone wall in 2007, improvements were done to the Parish Activity Center in 2015, and the school expanded in 2017. This SUP application is the opportunity to update the 11 acres to reflect the proposed new building and provide an accounting stormwater, parking, refuse, open space, and lighting for the uses contained on the parcel.

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	SF Residential	Residential	R-10 Residential
South	SF Residential	Residential	RT Multi-Family
East	SF Residential	Residential	R-10 Residential
West	SF Residential	Residential	R-10 Residential

The subject parcel is zoned to the R-10 Residential District of the Town of Warrenton Zoning Ordinance and is designated as Live Work Neighborhood on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

Comprehensive Plan Future Land Use and Historic Resources Analysis

Plan Warrenton 2040 labels this parcel in the Future Land Use Map is designated as Live Work outside of a Character District. It is also located within the Historic District. The Historic District goals state:

- Conserve, reuse, and promote historic resources to enhance the Town’s sense of place and grow the economy.
- Preserve the authenticity and tell the stories of historic resources for generations to come through documentation. Educate the community on the value of historic resources.
- Enhance the environment through preservation and sustainability best practices.

- Protect the rich histories of existing neighborhoods.
- Promote asset-based economic development through historic resources.

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use falls within the future land use designation of Live Work as listed in the Comprehensive Plan and is located within the Historic District.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The church property is adjacent to existing residential single-family homes. A church and school are permissible uses within the Residential R-10 zoning district, requiring a Special Use Permit.

Staff Findings

The historical survey of the existing building found it to be non-contributing. The applicant has held a work session with the Architectural Review Board to begin the process of discussion for the new building scale, massing, and materials. A Condition of Approval for the SUP addresses the need to obtain a Certificate of Appropriateness. The applicant intends to develop a building up that meets new building codes, in keeping with the context and character of the area.

Zoning Analysis

The legislative intent of the Residential R-10 District is this district is composed of certain low concentrations of residential uses, plus certain open space areas where similar development would be consistent with the provisions of the Town’s Comprehensive Plan. The regulations of this district are designed to stabilize and protect the essential characteristics of the district and promote and encourage suitable environment for single-family residential units and prohibit all activities of a commercial nature, except neighborhood professional businesses. To these ends, development in low density single unit dwellings, plus certain compatible uses by special use permit.

Standard	Analysis
<i>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.</i>	The proposed use is adjacent to existing residential single-family detached dwellings. All non-residential uses must meet the noise standards under Article 9-14.2. No change of use is proposed.
<i>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.</i>	The applicant has not proposed any new signage with the new building.

Standard	Analysis
<p><i>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.</i></p>	<p>An SUP plan has been provided showing the location of the existing church, associated accessory buildings and proposed office building.</p> <p>The proposed 3-story office building is noted at 13,000 square feet. The plan shows an existing church, 1-story school, rectory, and 1 story building with a basement.</p> <p>There is an existing retaining wall located at the northwestern corner of the property, and a proposed retaining wall is noted along the proposed office building. The applicant states “the proposed building height will be approximately 35’ or less” based on a calculation using the average proposed grade along the outside of the building. The applicant states “variations in the final site grading will change the building height calculation.”</p> <p>The ARB will review the retaining wall to ensure compliance with the Historic District.</p>
<p><i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i></p>	<p>No new landscaping detail is proposed on the SUP Plan, except a call out for the area around the existing retaining wall. Staff has indicated to the applicant that as presented it does not meet the ordinance requirements, which will be required at time of site plan submission</p>
<p><i>The timing and phasing of the proposed development and the duration of the proposed use.</i></p>	<p>Timing of construction will depend on receiving site plan approval. The applicant has proposed a condition that would call for the demolition of the existing building prior to final occupancy of the new building.</p>
<p><i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i></p>	<p>The additional office space may allow the church to better serve the community. Updating the Conditions of Approval to address stacking in the public right-of-way will promote safety on John E. Mann Street.</p>
<p><i>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.</i></p>	<p>Any new structures will be required to meet current codes.</p>

Standard	Analysis
<i>The location, character, and size of any outdoor storage.</i>	No outdoor storage is shown on the SUP plan.
<i>The location of any major floodplain and steep slopes.</i>	No floodplain is located on site.
<i>The location and use of any existing non-conforming uses and structures.</i>	The proposed structure must meet all required setbacks and permissible uses should the SUP be granted.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	The office building is proposed to be built at the Northwest corner of the site.
<i>The area of each proposed use.</i>	The proposed area for the new office building is 13,000 square feet.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The applicant has revised the plan to show all existing parking spaces; conformance with the minimum required parking for the use(s) a found in Article 7 will be reviewed in detail as a part of the Site Development Plan. Perimeter parking lot landscaping is required The applicant provided a “Typical Wall and Landscape Detail” on the SUP Plan but it will have to meet ordinance requirements.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.
<i>Refuse and service areas.</i>	Refuse is identified on the SUP Plan. The Statement of Justification acknowledges conformance with refuse storage requirements will be verified at the time of site plan.
<i>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.</i>	No significant or topographic areas are noted on site.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The applicant will address stormwater at time of site plan. The SUP Plan includes topo and general placement of improvements. The applicant stated they do not anticipate blasting.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	A condition of approval includes lighting standards for the site and the applicant will be required to meet the ordinance.

Staff Findings

During agency review of the application, staff raised several potential issues and asked the applicant to address them. Highlights of issues include the potential inability to meet landscaping buffer requirements, details on lighting, preliminary stormwater design, proposed refuse locations, and height and dimensions of the building to confirm required setbacks, retaining walls, parking, travelways, and landscape buffers for staff to ensure the proposal will meet requirements. Staff is aware that stormwater and landscape buffer solutions can be expensive to engineer. Staff sought to help the applicant understand that staff cannot ensure this proposal works at Site Development Plan without more information and/or requested waivers.

As part of the agreement between the church for the pre-school expansion in 2017, in an email from Carson Land Consultants to the Town on August 4, 2017, the applicant’s engineer confirmed “but if and when St John’s does anything else in the future, the land disturbance from this project plus the next will trigger the VPDES permit.” The Town engineer responded with the statement “However, when they move to the next phase, we will go back to any upgrade during and after 2014.”

Draft Conditions of Approval have been drafted to attempt to address potential stormwater and lighting issues.

Transportation and Circulation Analysis

The Transportation and Circulation goals for the Town of Warrenton are:

- Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit. Enhance the traveling experience by creating great streets.
- Promote livability in the Town by creating great places where residents and visitors feel welcome and safe.
- Provide an equitable and connected Multi-Modal Network.

<u>Standard</u>	<u>Analysis</u>
<p><i>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.</i></p>	<p>The church site is used for multiple uses including a pre-school – 8th grade school, parish activity center for community events, outdoor managed turf fields, a rectory, and the multi-use office building.</p>
<p><i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i></p>	

Staff Findings

The Warrenton Volunteer Fire Department requested consideration of wider access roads, strict enforcement of no parking areas, more fire hydrants, and ensuring flat areas 1/4th of the height of the

building. Community Development staff raised concerns about perimeter parking, understanding of the impervious surface dimensions (e.g. parking and travelways), and information regarding school pick off and drop off to prevent stacking in the public right-of-way. Public Works and Utilities raised the 1986 condition of dedicating the right-of-way to the centerline of Winchester Street. The applicant acknowledged these items and stated they would be addressed at site plan. Staff has worked to try to develop a set of draft conditions of approval to address the right of way, potential maintenance needs and who is responsible for them, and vehicle stacking in the public right-of-way. It should also be noted there is no proposed sidewalk along the frontage of Winchester Street. Normally a subdivision is the trigger for installing a sidewalk. In this case, the applicant is not subdividing the property.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	There is an existing water and sewer system on the parcel. The applicant has indicated a potential stormwater management area with a note that stormwater is subject to change with final design on the SUP Plan.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	

Staff Findings

The Town Public Works and Utilities Department cannot verify the disturbance work or the erosion and sediment control measures and calculations without more information provided. The applicant was provided information from 2017 site development plan that stated the additional disturbance related to the recently constructed education building (per SDP 2017-01) will be considered accumulative to this new SUP application (per SUP-23-01) and will trigger the Commonwealth’s SWM Regulations, as indicated in General Note 12 of the 2017of the Saint John the Evangelist Roman Catholic Church SDP sheet 2. Public Works and Utilities also informed the applicant that at least a 10% reduction in runoff and nutrients from the site. Per February 2, 2017, memorandum (SDP 2017-01 St. John’s Catholic Church Pre-School Addition letter), the additional disturbance will be considered accumulative to this SUP application and will trigger the Commonwealth’s SWM Regulations, as indicated in General Note 12 of the 2017of the Saint John the Evangelist Roman Catholic Church SDP sheet 2. Further concern from Public Works is the site plan must ensure that the existing drainage on Winchester Street has adequate capacity to convey drainage from this improved site.

Public Works requested a Stormwater Master Plan for the site showing how stormwater is proposed to leave the site and how it meets the Stormwater Town’s Ordinance criteria. This relates to the recently constructed education building (per SDP 2017-01) and the proposed new building. Staff is unable to ensure all these concerns have been addressed until more detail is provided at site plan.

The applicant states they will address all outstanding issues at time of Site Development Plan.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>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.</i>	The proposed use does not change the existing uses on the property.
<i>The number of employees.</i>	Unknown. Students is capped at 540.
<i>The proposed days/hours of operation.</i>	Unknown.

Staff Findings

The proposal does not change the existing economic use of the site.

Conditions of Approval

The Planning Commission recommended conditions of approval for the Town Council’s consideration.

SPECIAL USE PERMIT PLAT

ST JOHN THE EVANGELIST CATHOLIC CHURCH

SUP 2023-1 (AMENDMENT TO SUP DATED JUNE 3, 1986)

271 WINCHESTER STREET

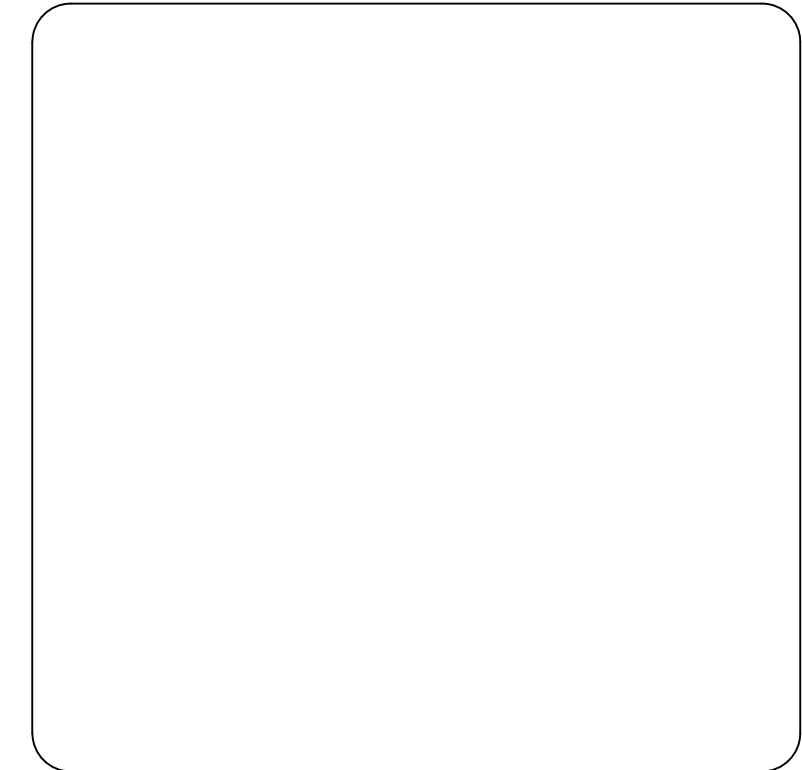
TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

FEBRUARY 10, 2023

LAST REVISED: MAY 30, 2023

APPROVAL BLOCK



LEGEND	
Q	CENTERLINE
CO	CLEANOUT
EX	EXISTING
HC	HANDICAPPED
EP	EDGE OF PAVEMENT
S/C	SIAMESE YARD CONNECTION
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
RET	RETAINING
PKS	PK-NAIL SET
DHS	DRILL HOLE MADE
CONC	CONCRETE
CONN	CONNECTION
TELE	TELEPHONE
STM STR	STORM SEWER STRUCTURE
STM MH	STORM SEWER MANHOLE
SAN MH	SANITARY SEWER MANHOLE
ELEC TRANS	ELECTRIC TRANSFORMER
O	WATER VALVE UNLESS NOTED
Q	SIGN
⊕	FIRE HYDRANT
⊕	LIGHT OR UTILITY POLE
FC	FACE OF CURB
7	NUMBER OF PARKING SPACES
1 LS	NUMBER OF LOADING SPACES
5 HC	NUMBER OF HANDICAP SPACES
---	PROPERTY OR RW LINES
---	CENTERLINE
---	EASEMENT LINE
---	EXISTING TRAVEL WAY/ EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	FENCE LINE
---	ROADSIDE DELINEATORS
---	RAILROAD
---	ADJACENT PROPERTY OWNERS
---	EXISTING CULVERT OR STORM LINE
---	PROPOSED CULVERT OR STORM LINE
---	STORM SEWER (PROPOSED BY OTHERS)
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	WATERLINE (PROPOSED BY OTHERS)
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	SANITARY SEWER (PROPOSED BY OTHERS)
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD TELEPHONE & ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	EXISTING POWER OR TELEPHONE POLE
---	LIGHT POLE
---	EXISTING CONTOUR W/ ELEVATION
---	PROPOSED CONTOUR W/ ELEVATION
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	EARTH DEPRESSION
---	DITCH, SWALE, STREAM OR SPRING
---	SWAMP OR MARSH AREA
---	DRAINAGE DIVIDE
---	PATH (DIRT, GRAVEL, CRUSHED STONE, ETC.)
---	TREE LINE
---	LIMITS OF CLEARING & GRADING
---	NORTH ARROW
---	TREES AND SHRUBS
---	STD. VDOT CG-12, CURB RAMP
---	PROPOSED CONCRETE
---	PROPOSED GRAVEL
---	PROPOSED UNDERDRAIN

ADJACENT OWNERS

6984-45-0901-000
MANN, FAYE A/K/A, MANN, FAYE O
101 JOHN E MANN ST
WARRENTON VA 20186
BK 265 / PG 1584
ZONING: R-10

6984-45-1877-000
ELLIOTT, KELSEY A
216 ROBINSON ST
WARRENTON VA 20186
BK 1453 / PG 2270
ZONING: R-10

6984-45-2940-000
JAMES, CHERYL M
220 ROBINSON ST
WARRENTON VA 20186
BK 1458 / PG 1263
ZONING: R-10

6984-45-3912-000
PAYNE, MICHELLE A TRUSTEE;
PAYNE, MICHELLE ANN TRUST;
PAYNE, STEVEN C TRUSTEE;
PAYNE, STEVEN CARL TRUST
232 ROBINSON ST
WARRENTON VA 20186
BK 1587 / PG 69
ZONING: R-10

6984-46-1478-000
DEMBOVSKI, CHANTHELLE;
PEPIN, THOMAS G
348 PRESTON DR
WARRENTON VA 20186
BK 1594 / PG 1231
ZONING: R-10

6984-46-2402-000
CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R
340 PRESTON DR
WARRENTON VA 20186
BK 1203 / PG 2334
ZONING: R-10

6984-46-2324-000
MUSSER, COURTNEY CANFIELD
332 PRESTON DR
WARRENTON VA 20186
BK 1587 / PG 2406
ZONING: R-10

6984-46-2257-000
BARAHONA, ANGEL E, BARAHONA,
JHESSY CRYSL LAGUNA DE
324 PRESTON DR
WARRENTON VA 20186
BK 1209 / PG 1125
ZONING: R-10

6984-46-2280-000
EVANS, LIDA FULFORD
316 PRESTON DR
WARRENTON VA 20186
BK 1197 / PG 2207
ZONING: R-10

6984-46-3113-000
FAZENBAKER, ROBERT EUGENE;
STAFFORD, ANNALISA
308 PRESTON DR
WARRENTON VA 20186
BK 1321 / PG 2263
ZONING: R-10

6984-46-3056-000
WRIGHT, ANDREA J, WRIGHT, JOHN C
300 PRESTON DR
WARRENTON VA 20186
BK 1440 / PG 1211
ZONING: R-10

6984-36-9591-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
287 WINCHESTER ST
WARRENTON VA 20186
BK 1249 / PG 2301
ZONING: R-10

6984-36-9684-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
289 WINCHESTER ST
WARRENTON VA 20186
BK 1171 / PG 2455
ZONING: R-10

PARKING TABULATION

IN ACCORDANCE WITH ARTICLE 7 OF THE TOWN OF WARRENTON ZONING ORDINANCE THE PARKING REQUIRED FOR THE SITE ARE AS FOLLOWS:

CHURCH: ONE (1) SPACE PER FOUR (4) SEATS DESIGN CAPACITY OF THE PRINCIPLE PLACE OF WORSHIP
SCHOOL: ONE (1) SPACE PER TWENTY-FIVE (25) CLASSROOM SEATS PLUS ONE (1) PER EMPLOYEE CALCULATED FOR THE WORK PERIOD CONTAINING THE LARGEST NUMBER OF EMPLOYEES.

REQUIREMENTS

CHURCH = 793 SEATS (PER APPROVED AMENDED SITE PLAN)
PARKING REQUIRED: 750 SEATS / 4 = 187.5 = 188 SPACES
HC PARKING REQUIRED: 7 SPACES (PER ADA)

PRESCHOOL = 100 CLASSROOM SEATS / 25 = 4 SPACES
12 EMPLOYEES = 12 SPACES
= 16 SPACES TOTAL

ST. JOHN'S SCHOOL (K-8) = 250 CLASSROOM SEATS / 25 = 10 SPACES
30 EMPLOYEES = 30 SPACES
= 40 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED:
CHURCH 188
PRE-SCHOOL 16
SCHOOL 40
SPACES 244

TOTAL NUMBER OF PARKING SPACES PROVIDED: 244 SPACES PROVIDED (CURRENTLY)
TOTAL NUMBER OF PARKING SPACES PROVIDED: 277 SPACES PROPOSED (WITH THIS SUP AMENDMENT)

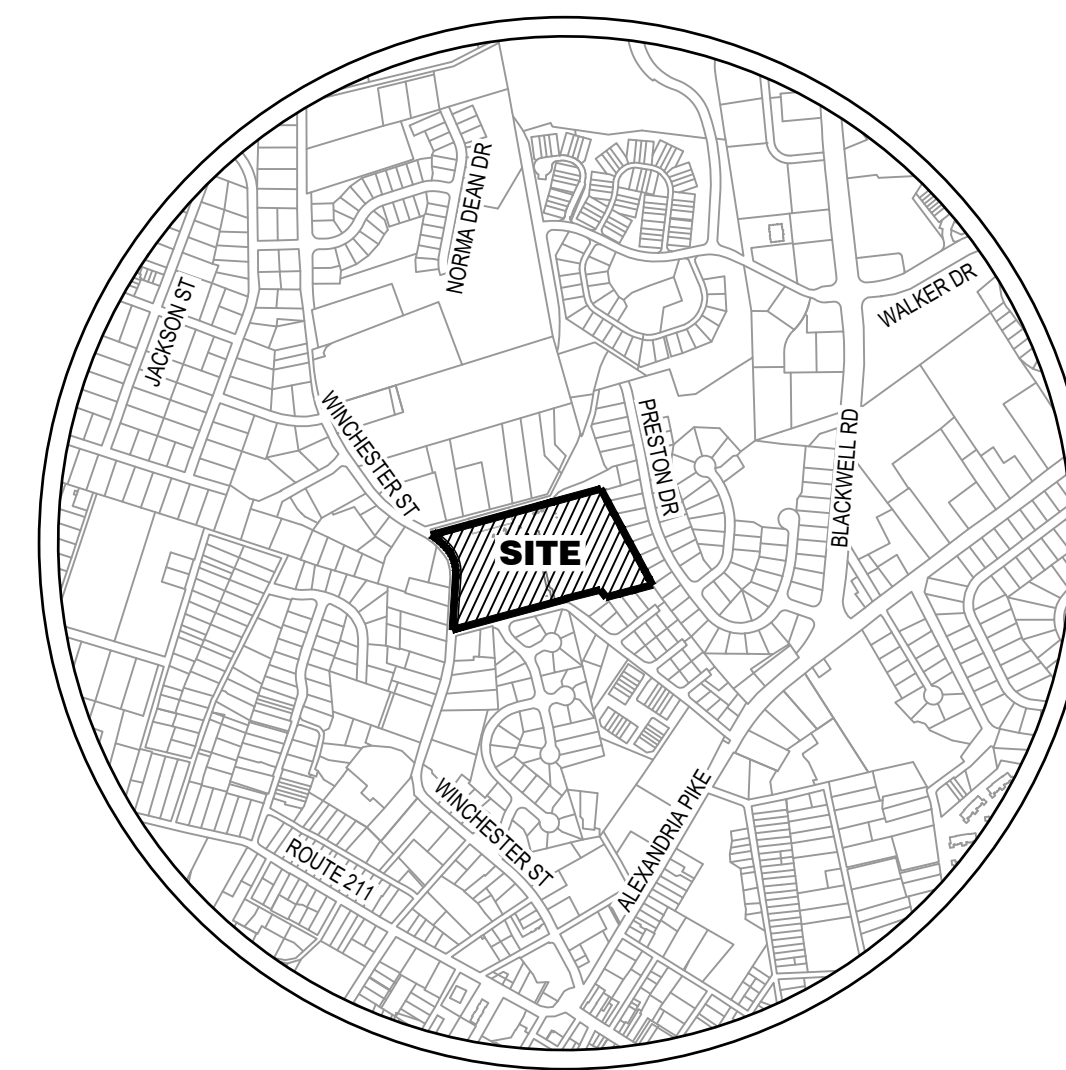
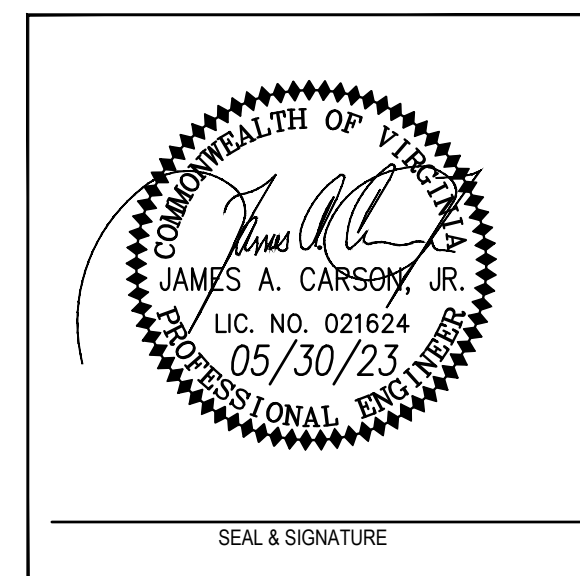
TOTAL CHANGE WITH THIS SUP AMENDMENT: ADDITION OF 229 SPACES (SUBJECT TO CHANGE)

ENGINEER'S CERTIFICATE

I, JAMES A. CARSON, JR., A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES UPON WHICH THIS SITE PLAN IS PROPOSED LIE IN THE NAME OF ST. JOHN'S CATHOLIC SCHOOL TEES, AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 205, PAGE 59.

James A. Carson, Jr.
JAMES A. CARSON, JR. P.E. NO. 21624

NOT FOR CONSTRUCTION
UNDER REVIEW



VICINITY MAP

SCALE 1"= 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SPECIAL USE PERMIT PLAT
4	BUILDING ELEVATIONS
4	TOTAL NUMBER OF SHEETS IN PLAN

GENERAL NOTES

- PROJECT DESCRIPTION: THIS PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 13,000 SQUARE FOOT, THREE FLOOR OFFICE BUILDING, SIDEWALK, SITE GRADING AND PARKING LOT IMPROVEMENTS ARE ALSO A PART OF THE PROPOSED PROJECT. APPROXIMATE 0.90 ACRE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE PROJECT.
- PINS: 6984-36-7135-000
- ACREAGE: 11.0664 AC
- CURRENT USE: CHURCH, SCHOOL
- PROPOSED USE: CHURCH, SCHOOL
- OWNERS/APPLICANT: ST. JOHN'S CATHOLIC SCHOOL TEES
271 WINCHESTER STREET
WARRENTON VIRGINIA 20186
DEED BOOK 205, PAGE 59
- ZONING: RESIDENTIAL (R-10)
- ZONING REQUIREMENTS:
 - MINIMUM LOT AREA: 10,000 SQ. FT
 - MINIMUM LOT FRONTAGE: 75 FEET
 - FRONT SETBACK: MINIMUM 25 FEET
 - REAR SETBACK: 15 FEET
 - MAXIMUM LOT COVERAGE: 65% IMPERVIOUS SURFACE
 - MAXIMUM BUILDING HEIGHT: 35 FEET
- TOPOGRAPHIC INFORMATION FIELD RUN BY CARSON LAND CONSULTANTS.
CONTOUR INTERVAL: 2 FT
DATUM: NAVD 88
- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C 0306 C, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN ZONE "X". THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
- STORMWATER MANAGEMENT WILL BE ADDRESSED WITH FINAL SITE DEVELOPMENT PLAN. THE PROPOSED OFFICE BUILDING AND ASSOCIATED PARKING AND CIRCULATION IMPROVEMENTS WILL BE TREATED AS A COMMON PLAN OF DEVELOPMENT. STORMWATER MANAGEMENT WILL BE ADDRESSED BY A COMBINATION OF ONSITE TREATMENT WITH STRUCTURAL BMPs SUCH AS BIOTENTION, DETENTION, AND/OR PURCHASE OF OFFSITE NUTRIENT CREDITS. AS CONSULT WITH THE TOWN WILL BE REQUIRED TO DETERMINE AND APPROVE ALLOWABLE DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM. THE LOCATION AND ORIENTATION OF ONSITE FACILITIES WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS. LOCATION AND SIZE HAVE NOT BEEN INDICATED ON THIS PLAN AS SUBSTANTIAL COMPLIANCE WITH THE SUP AMENDMENT LAYOUT WOULD BE REQUIRED. PLANS FOR STORMWATER MANAGEMENT ARE TENTATIVE AND SUBJECT TO CHANGE.

SPECIAL USE PERMIT PLAT
ST JOHN THE EVANGELIST CATHOLIC CHURCH
SUP 2023-1 (AMENDMENT TO SUP DATED JUNE 3, 1986)
271 WINCHESTER STREET
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
FEBRUARY 10, 2023
LAST REVISED: MAY 30, 2023



NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

FAUQUIER COUNTY VIRGINIA

CENTER MAGISTERIAL DISTRICT

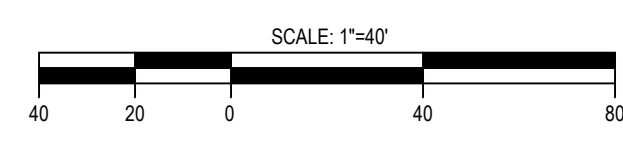
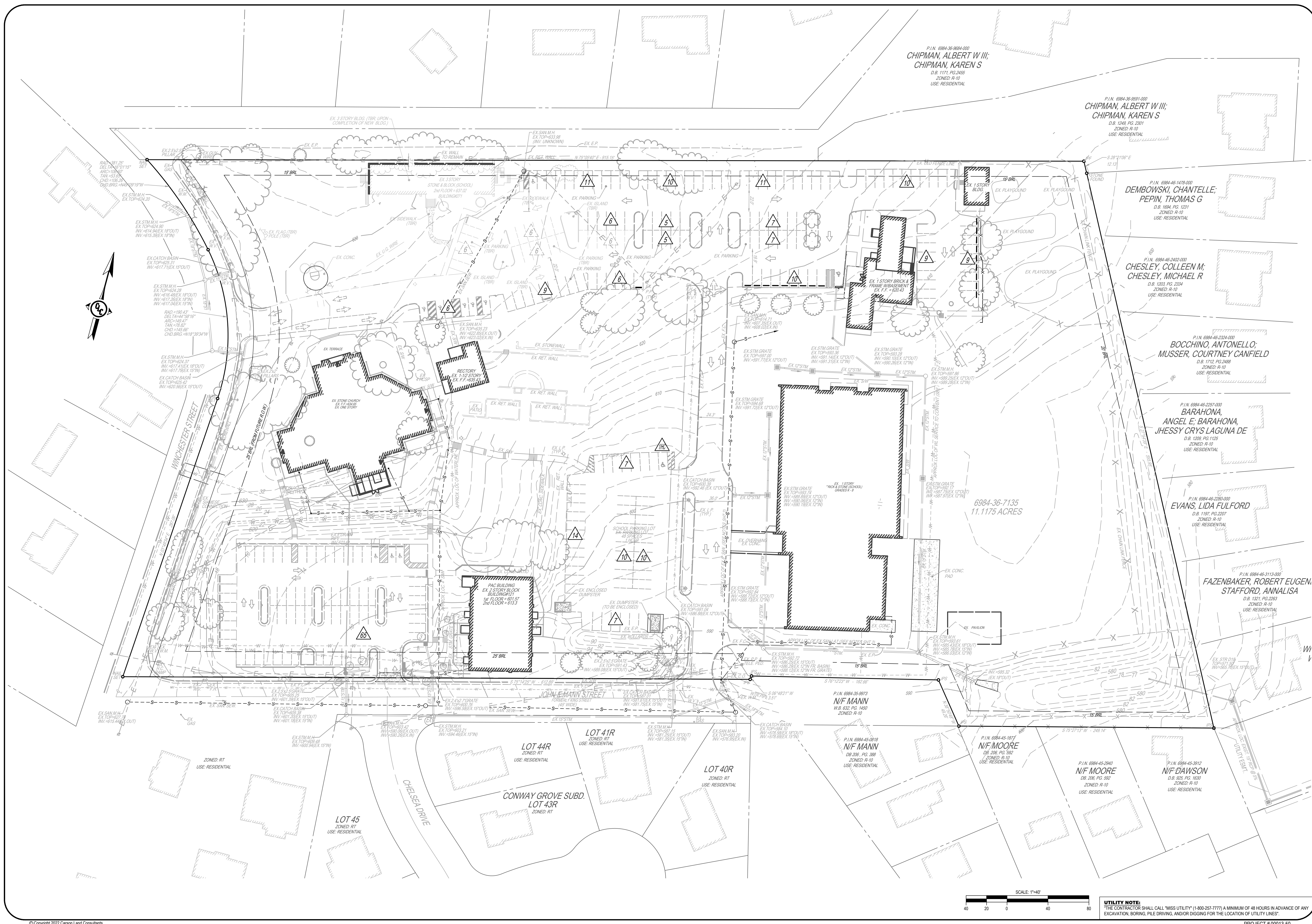
REVISIONS
DESCRIPTION DATE
TOWN COMMENTS 04/27/23
TOWN COMMENTS 05/30/23

ENGINEER'S SEAL
COMMONWEALTH OF VIRGINIA
JAMES A. CARSON, JR.
LIC. NO. 021624
05/30/23
PROFESSIONAL SEAL

EXISTING CONDITIONS PLAN

DATE: 12/6/22
SCALE: 1"=40'
SHEET 2 OF 4

SAINT JOHN'S OFFICE BUILDING



UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.

P:\00013100 - Office Building\Engineering\Special Permit Plan\Presentation Drawings\000131-50_Special Permitt.dwg, 6/17/2023 11:14:24 AM

NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA
FAUQUIER COUNTY VIRGINIA

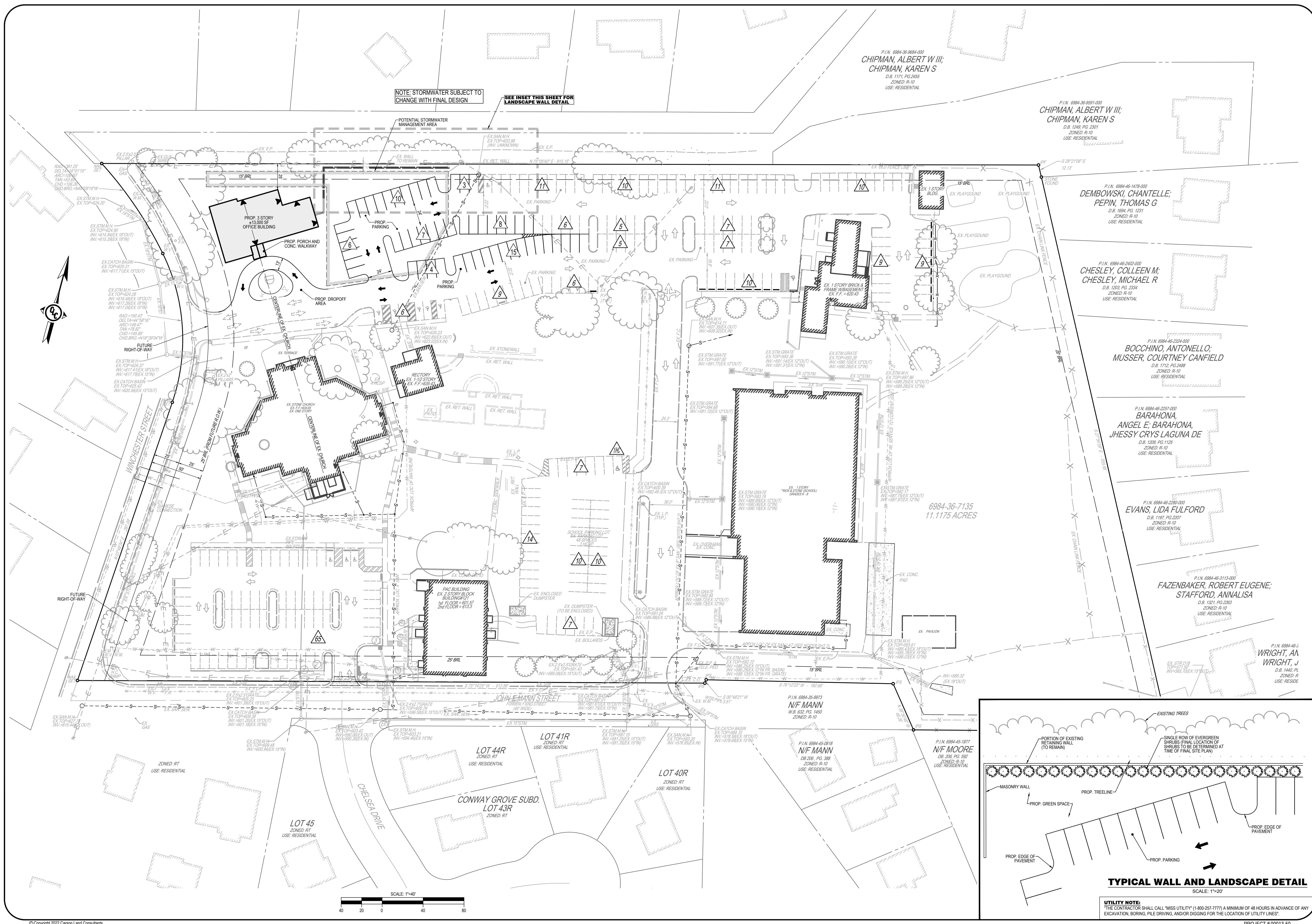
CENTER MAGISTERIAL DISTRICT

REVISIONS
DESCRIPTION DATE
TOWN COMMENTS 04/27/23
TOWN COMMENTS 05/09/23

ENGINEER'S SEAL
COMMONWEALTH OF VIRGINIA
JAMES A. CARSON, JR.
LIC. NO. 021624
05/30/23
PROFESSIONAL ENGINEER

SPECIAL USE PERMIT PLAN
DATE: 12/6/22
SCALE: 1"=40'
SHEET 3 OF 4

SAINT JOHN'S OFFICE BUILDING



NOTE: STORMWATER SUBJECT TO CHANGE WITH FINAL DESIGN
SEE INSET THIS SHEET FOR LANDSCAPE WALL DETAIL

P.I.N. 6984-36-9884-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
D.B. 1171, PG.2455
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-36-9891-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
D.B. 1249, PG. 2301
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-1478-000
DEMBOWSKI, CHANTELE;
PEPIN, THOMAS G
D.B. 1694, PG. 1231
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2402-000
CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R
D.B. 1331, PG. 2334
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2324-000
BOCCHINO, ANTONELLO;
MUSSER, COURTNEY CANFIELD
D.B. 1712, PG.2488
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2257-000
BARAHONA,
ANGEL E; BARAHONA,
JHESSY CRYSLAGUNA DE
D.B. 1209, PG. 1125
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2280-000
EVANS, LIDA FULFORD
D.B. 1197, PG. 2207
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-3113-000
FAZENBAKER, ROBERT EUGENE;
STAFFORD, ANNALISA
D.B. 1321, PG.2263
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-3
WRIGHT, J
WRIGHT, AN
D.B. 1440, PG.
ZONED: R
USE: RESIDE

P.I.N. 6984-35-9973
N/F MANN
W.B. 632, PG. 1450
ZONED: R-10

P.I.N. 6984-45-0919
N/F MOORE
D.B. 206, PG. 388
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-1877
N/F MOORE
D.B. 206, PG. 392
ZONED: R-10
USE: RESIDENTIAL

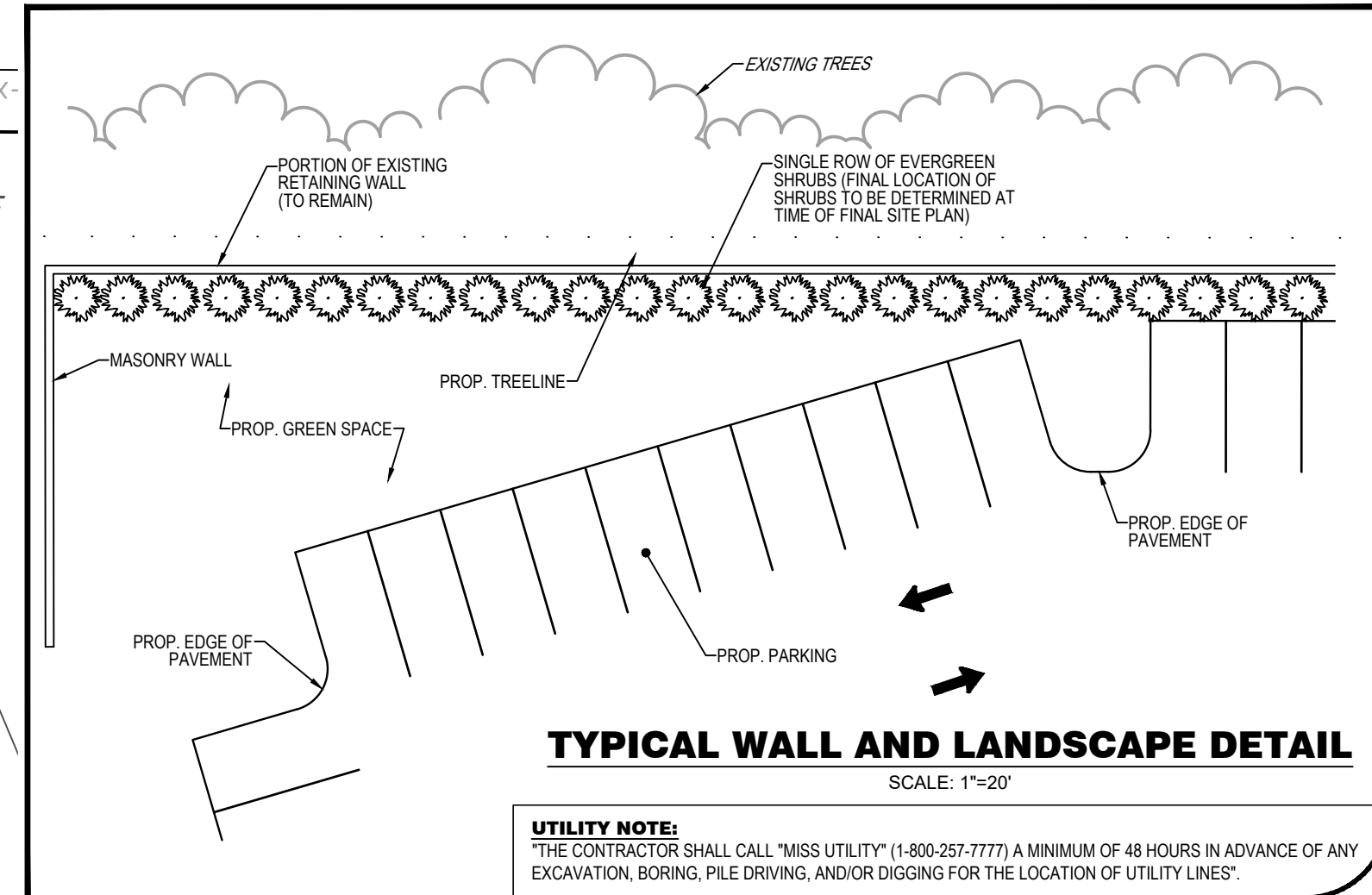
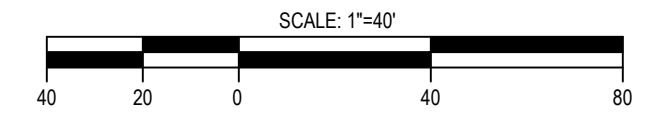
LOT 41R
ZONED: RT
USE: RESIDENTIAL

LOT 40R
ZONED: RT
USE: RESIDENTIAL

LOT 44R
ZONED: RT
USE: RESIDENTIAL

CONWAY GROVE SUBD.
LOT 43R
ZONED: RT

LOT 45
ZONED: RT
USE: RESIDENTIAL



TYPICAL WALL AND LANDSCAPE DETAIL
SCALE: 1"=20'

UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.

NOT FOR CONSTRUCTION

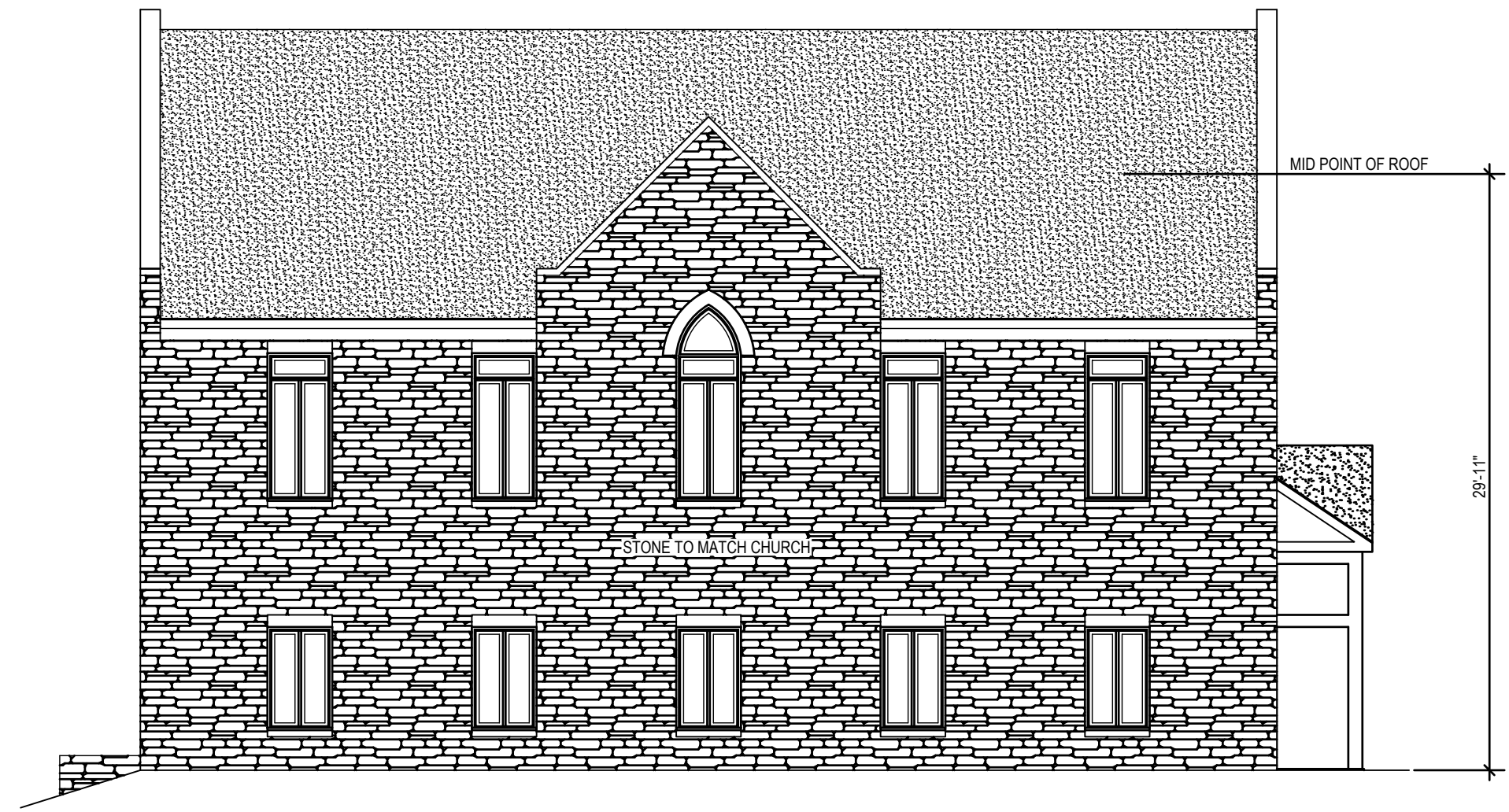
FAUQUIER COUNTY VIRGINIA

**SAINT JOHN THE EVANGELIST
 CATHOLIC CHURCH**
 WARRENTON, VA

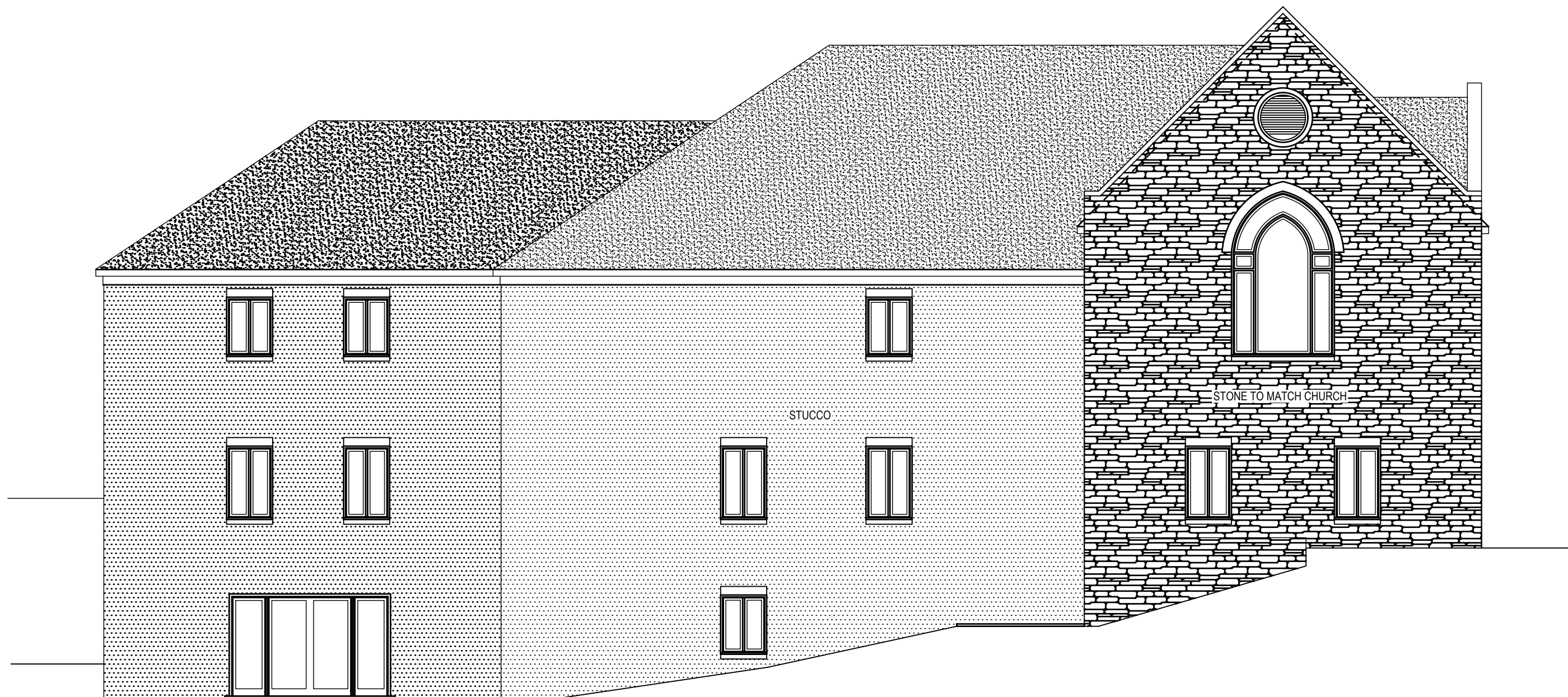
CENTER MAGISTERIAL DISTRICT



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - FACING WINCHESTER STREET
SCALE: 1/8" = 1'-0"



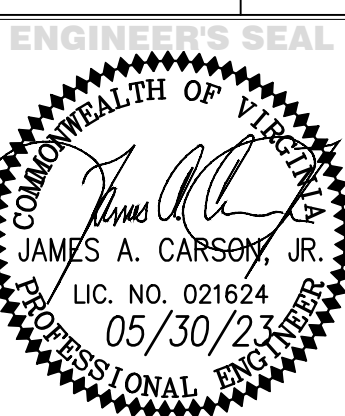
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

DESCRIPTION	DATE
TOWN COMMENTS	03/27/23
TOWN COMMENTS	04/27/23
TOWN COMMENTS	05/30/23



BUILDING ELEVATIONS

DATE:	12/6/22
SCALE:	1"=20'
SHEET	4
OF	4

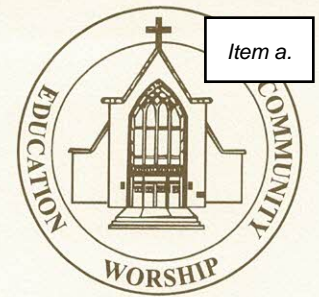
UTILITY NOTE:
 "THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES"

P:\00013\500 - Office Building\Engineering\Special Permit Plan\Presentation Drawings\00013-50_Special Permits.dwg, 6/7/2023 11:14:33 AM



SAINT JOHN THE EVANGELIST CHURCH

271 Winchester Street
Warrenton, Virginia 20186
(540) 347-2922



Statement of Justification

The church has an existing Special Use Permit for all the current uses on this property and has been operating on this site for 63 years. No new use is being requested. The church would like to demolish the existing cinder block office building and replace it with a new office building of similar size. The existing building was constructed as classroom and dormitory space in the early '40's and is located right on the property line abutting a residential neighborhood with no setback. The church has worked for the past two years to develop a plan to renovate the existing building to make it ADA accessible, install central HVAC, and manipulate the configuration to accommodate the modern needs of the church, but the cost was tremendous and given the shape of the existing building, the space was still not suitable for current needs.

The new building would be placed on the site to be on axis with the church and will meet all current setbacks. It will be finished in stone and stucco to match the church. The demolition of the existing building will allow for increased parking on the site to help mitigate any overflow onto neighboring streets. All new landscaping and any change in parking lot lighting will be presented on the site development plan and will be in accordance with all town ordinances. The schematic design of the building has already been presented to the town Architectural Review Board and has received their blessing.

The new building will provide a much better, fully accessible work environment, but will not increase the number of employees or increase the hours of operation. There will be no change to the service or refuse areas already located on the site.

As mentioned above, the church has had this use on the property for 63 years and it was used as the Stuyvesant School for decades before that. For as far back in the records as we could find, the future land use map has designated this parcel as Public/Semi Public – Intense. Only recently, and undisclosed to the church, this was changed to Live/Work Neighborhood. The church is an established use and has no intention of vacating this property. The zoning on the ground is still R-10 and allows for this use with a Special Use Permit which the church already possesses. Therefore, we are requesting that the existing Special Use Permit be amended to allow the existing office building to be demolished and reconstructed in a more favorable location on the site.



Civil Engineering ♦ Land Surveying ♦ Land Planning

Saint John – SUP Amendment Addendum to Statement of Justification

January 26, 2023

Revised February 10, 2023

Additional items requested in letter from Town dated January 23, 2023

- The existing conditions are shown on sheet 2 of the permit plat. Existing conditions are provided for the entire parcel.
- The SUP plat shows existing trees in vicinity of the existing building and the proposed building that will replace it. All previous approved plans and amendments have an approved landscape plan. A landscape plan associated with the proposed building will be required and provided at site development plan. At that time screening and buffering will be provided per Ordinance requirements. In addition, and in accordance with final design plans, existing trees between Winchester Street and the proposed building will be preserved to the extent possible.
- A copy of the previous SUP plat and conditions of approval have been provided in the form of a zoning determination letter dated January 6, 2017. We have also provided a copy of a master plan that may have been associated with the original special use permit approved June 3, 1986.
- Existing and proposed parking has been shown on the SUP amendment. No change is made to the existing required parking tabulation as provided in the Pre-School Addition plan approved on August 1, 2017. For the purposes of this application, more parking is being added to the site, while no increase to use/intensity is proposed. Therefore, adequate parking will be provided. Detailed parking tabulation will be required and provided with the site development plan.

Evaluation Criteria; Issues for Consideration

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

Evaluation: The amended Special Use Permit is consistent with the Comprehensive Plan, as no change in use is proposed.

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

Evaluation: The new office building is the same size as the old one, therefore current provisions for safety from fire hazards and effective

measures of fire control should be adequate. In addition, measures will be evaluated with site development and building plan as appropriate.

3. 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.

Evaluation: No additional noise shall be generated. Intensity of use is not being changed.

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

Evaluation: No additional light shall be generated. Intensity of use is not being changed. Commercial building and parking lot lighting if proposed will be required to meet Ordinance standards.

5. 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.

Evaluation: No signs are being proposed with the new building.

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

Evaluation: No changes to the site's use is proposed. The site is compatible currently and this application only proposes to replace an existing building.

7. 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.

Evaluation: Shown on the SUP plat.

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

Evaluation: No changes to landscaping, existing features are shown on the SUP plat. Additional landscaping will be required associated with the new building location and parking layout. A landscape plan will be provided and approved with a site development plan following the SUP amendment process.

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

Evaluation: No changes to timing and phasing and duration of the proposed use. The church property is long-standing and is already integrated into the community.

10. 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.

Evaluation: The applicant is working with the ARB in terms of the existing building and any historical significance. It should be noted that a portion of the existing building foundation will be preserved to the extent practical and used as a retaining wall. This will reduce the impact of grading and construction on the existing features to be preserved.

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

Evaluation: The church property is long-standing and is integrated into the community.

12. 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.

Evaluation: No additional traffic beyond what is already existing.

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

Evaluation: No change to roads or internal travelways.

14. 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.

Evaluation: The existing structure is to be demolished as the building can longer be serviced and maintained to current building standards. A new building is necessary to provide all code requirements.

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

Evaluation: The new office building is the same size and use as the old one, so all services will be adequate.

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

Evaluation: The proposed building will be constructed in an existing open grass area. The land does not contain environmentally sensitive features that contribute to wildlife, water or air quality.

17. 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.

Evaluation: Not applicable.

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

Evaluation: Not applicable.

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

Evaluation: Not applicable.

20. The proposed use of open space.

Evaluation: Not applicable.

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

Evaluation: Not applicable.

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

Evaluation: Not applicable.

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

Evaluation: Not applicable.

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

Evaluation: Not applicable.

25. The area of each proposed use.

Evaluation: No changes of use. Only replacement of an existing building.

26. The proposed days/hours of operation.

Evaluation: No change to operation. Church use is predominantly on Sunday and the school is Monday through Friday during the day. The purpose of the amendment is the replacement building.

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

Evaluation: Location of parking indicated on the plat. Screening to be addressed with landscape plan required at site development plan.

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

Evaluation: Provided on SUP plat, if applicable.

29. The number of employees.

Evaluation: Not applicable, existing uses with no changes.

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

Evaluation: Provided.

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

Evaluation: Not applicable.

32. Refuse and service areas.

Evaluation: Refuse and service areas will be accommodated with site development plan. Adequate area is available across the parcel.

There being no further business, the meeting adjourned.

Respectfully submitted,

Evelyn J. Weimer
Evelyn J. Weimer
Recorder

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF
WARRENTON HELD ON TUESDAY, JUNE 3, 1986

The regular meeting of the Council of the Town of Warrenton was held on Tuesday, June 3, 1986 at 7:00 p.m. in the Council Chambers of the Municipal Building.

The following members were present: Mr. J. W. Lineweaver, Mayor; Benjamin T. Harris, Vice-Mayor; Councilmen J. Frederick Austin, Jr.; Frank S. Foley; Robert J. Hockensmith; John L. Mann, Sr.; Councilwoman Kathryn A. Carter; Donald A. Smith, Acting Town Manager; Carroll J. Martin, Jr., Town Attorney, and Evelyn J. Weimer, Town Recorder.

The meeting was opened with invocation by Reverend Donald W. Pickens, Pastor, Warrenton Assembly of God.

All members received copies of the minutes of the regular meeting of May 6, 1986 and the recessed meeting of May 8, 1986. Miss Carter requested that page 3, paragraph 2 of the minutes of the recessed meeting of May 8, 1986 be corrected to read: "On a motion by Miss Carter, seconded by Mr. Austin, Council voted to ask Mr. Bendall to see if elections could be held the first Tuesday in May. If this is not possible, Council requested elections take place the last Tuesday in April preceding April 22nd."

On a motion by Mr. Hockensmith, seconded by Mr. Foley, Council approved the minutes of the regular meeting as presented and the minutes of the recessed meeting of May 8, 1986 as corrected.


Next on the agenda was to hear from visitors. Mrs. Beverly K. Hunsaker, Secretary of the Baha'i Local Spiritual Assembly of Fauquier County, appeared before Council to request Council passage of a proclamation declaring 1986 the year of Peace in the Town of Warrenton. Miss Carter expressed concern that the Town would be setting a precedent to allow visitors to speak on matters other than Town business. The Mayor told Mrs. Hunsaker it was not Council policy to pass a proclamation without first reviewing it. Mrs. Hunsaker left a copy of the proclamation for consideration.

Next was the Public Hearing on the application of Arlington Catholic Diocese for a special use permit for expansion of the St. John Catholic School and Church at 271 Winchester Street.

The Mayor stated the Public Hearing had been properly advertised.

The Mayor declared the Public Hearing open at 7:08 p.m. Mr. James Downey, Attorney, addressed Council on behalf of the Arlington Catholic Diocese. Mr. Downey stated the Church had been at its present location for 25 years. The current enrollment of the school is 203. Mr. Downey stated the school would be constructed in two phases. In Phase I, the present school would be closed and used for meetings and special functions. Phase I would increase enrollment to 270 students and would be completed in approximately 1 1/2 years. Phase II, would increase enrollment to 540 and include a relocation of the convent. The church would be constructed over a period of ten years or more.

There being no one other person to speak for and no one to speak against the application, the Mayor declared the Public Hearing closed at 7:15 p.m.



The Acting Town Manager stated that the architect's plans had been submitted indicating that the Church owned all of King Street and to the centerline of Winchester Street. Town Staff recommended a special use permit be granted only if the Arlington Diocese agreed to construct the public improvements and submit a plan prepared by a registered surveyor.

On a motion by Mr. Hockensmith, seconded by Mr. Mann, Council approved the special use permit for expansion of St. John's Church and School located at 271 Winchester Street subject to proper site plan review and resolution of the street right-of-ways.

Next was the Public Hearing on the application of the Warrenton Assembly of God Church for a special use permit to operate a pre-school program in the Church located at 276 Cleveland Street.

The Public Hearing had been properly advertised and the Mayor opened the Public Hearing at 7:28 p.m.

Reverend Donald Pickens stated that the Warrenton Assembly of God would like to operate a pre-school for children ages 2-5. He stated they were going through the process of obtaining all necessary permits.

There being no one else to speak for and no one to speak against the application, the Mayor declared the Public Hearing closed at 7:29 p.m.

On a motion by Mr. Harris, seconded by Miss Carter, Council approved the application of Warrenton Assembly of God for a special use permit to operate a pre-school program in the Church located at 276 Cleveland Street.

Next on the agenda was a Public Hearing on the application of Fauquier Temporary Family Shelter Coalition for a special use permit to operate a temporary shelter in an RMF zone on land owned by the County of Fauquier located at Keith and E. Franklin Streets.

The Public Hearing had been properly advertised and the Mayor declared the public hearing open at 7:31 p.m.

Mr. Steve Crosby, Fauquier County Administrator, stated the Board of Supervisors approved a portion of County land to be used by the shelter. The costs of relocation of the house will be funded by the Department of Social Services and FISH. The County will be responsible for the maintenance of the house after relocation.

Mrs. Jan Selbo, Director of the Department of Social Services, stated that her agency would be responsible for admissions to the shelter. She stated they would receive referrals from other community service organizations such as FISH, Community Action, and the Health Department. Social Services would use the services of the Town Police Department to screen people who would be using the shelter. Department of Social Services will make daily visits to the shelter when it is occupied and would be on call for emergencies.

Mrs. Jean Davis of FISH stated her organization is all-volunteer. They provide food, transportation, fuel, pay utility bills, purchase medical supplies and subscriptions and supply emergency housing for those who cannot obtain it through other sources. She stated the need was great for a shelter of this kind. She stated from July 1 through December 31, 1985, FISH received 41 requests for emergency housing assistance, but they only handled 7 of these, involving 14 people. FISH volunteers housed these 14 people in their own homes. She stated the Social Services Department has received 45 calls this year and only helped 2. Fauquier Community Action receives 5-10 calls per week for this kind of assistance.

Moving and renovating the house will be financed entirely by donations.



TOWN OF WARRENTON

POST OFFICE DRAWER 341
 WARRENTON, VIRGINIA 20188-0341
<http://www.warrentonva.gov>
 TELEPHONE (540) 347-1101
 FAX (540) 349-2414
 TDD 1-800-828-1120

January 6, 2017

David A. Norden, AIA
 Hinckley, Shepherd, Norden, Architects
 19 Winchester Street
 Warrenton, Virginia 20186

RE: Zoning Determination Letter for 271 Winchester Street (GPIN 6984-36-7135-000)

Dear Mr. Norden:

In response to your request for a Zoning Determination Letter for the above-mentioned property within the Town of Warrenton, please note the following:

- The zoning district for the parcel in question is R-10 (Residential). The parcel lies within the Historic District and is subject to the regulations of this Zoning Overlay District.
- The 2006 Zoning Ordinance R-10 District requires a Special Use Permit for church and school uses. However, the existing uses, Saint John the Evangelist Catholic Church and School received a Special Use Permit on June 3, 1986 to expand the church and school. The Special Use Permit included the following:
 - Construction of a school within two phases:
 - Phase I: Use of existing school for meetings and special functions. Increase enrolment from 203 to 270 students within approximately 1 ½ years.
 - Phase II: Increase enrolment to 540 students and relocate the convent.
 - Construction of the church would occur over a period of 10 years or more.

Conditions for the Special Use Permit approved on June 3, 1986 included:

- Proper Site Plan Review
- Resolution of Street Right-of-Ways
- As per the Special Use Permit approved on June 3, 1986, expansion of the school to allow the enrolment of up to 540 students is allowed by right upon approval of a Site Plan. All applicable Federal, state, and local regulations will need to be met for Site Plan approval. This includes, but is not limited to items such as:
 - Approval by the Architectural Review Board

- Building Code Regulations
- Public Facilities Manual Regulations
- Storm Water Management Regulations
- Zoning Ordinance Regulations
 - Impervious surfaces maximums (65%)
 - Setbacks (30ft front; 15ft side; 20ft rear)
 - Height (35 ft – up to 60 feet for institutional/church uses provided setbacks are increased 1ft per each foot above 35ft)
 - Parking requirements per Article 7
 - Landscaping requirements per Article 8

As the documentation that the Town has regarding the approved Special Use Permit is limited, it would be helpful if we could obtain a copy of the architect's plans submitted for the Special Use Permit application. Mr. James Downey was the attorney for the Special Use Permit application.

This Zoning Confirmation Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may take an appeal to the Board of Zoning Appeals. Such appeal shall be taken within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are \$250.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks prior to the meeting with costs averaging around \$500.00. The cost for property notice mailings varies and depends on the number of adjacent owners. The adjacent property notices are sent via first class mail at the current first class postage rate, which is \$.48. The Zoning Office is located at 18 Court Street within Town Hall. Hours of operation are from 8 AM until 4:30 PM Monday through Friday. If you have any questions regarding this notice or would like additional information about the appeal process, please do not hesitate to contact me at (540) 347-2405.

Sincerely, .



Brandie M. Schaeffer
Director of Planning & Community
Development Department
Town of Warrenton

CC: File



Town Council Public Hearing
SUP 23-1 St John the Evangelist
July 11, 2023

Request

Item a.

Amend June 3, 1986 SUP

- **GPIN Applicant:** 6984-36-7135-000
- **Property Owner:** Catholic Diocese of Arlington (St Johns Catholic School Tees)
- **Representative:** Jim Carson
- **Zoning:** R-10 Residential
- **Comprehensive Plan:** Live Work Neighborhood
- SUP Amendment to allow for *(demolition permit approval required)* the demolition of a 11,000 sq ft classroom/dormitory building and construction of a 13,000 sq ft, three floor office building *(ARB COA required)*

Proposed Location



Previous SUP Approval

Item a.

- June 3, 1986 SUP Approval for Expansion of Church and School
- Town Council Minutes/2017 Zoning Determination Letter
 1. Construct School in two phases
 2. Phase 1 enrollment 270
 3. Phase 2 enrollment 540
 4. Relocate the convent
 5. Right of way dedication to centerline of King Street (aka John E Mann Street) and Winchester
- SDP 2017 -01
 - Public Works and Utility stated SWM/BMP calculations would not be required at that time *“however, as new projects are proposed by the Church, the additional work will be considered accumulative to this plan and will trigger the Commonwealth’s SWM Regulations.”*

Adjacent Uses

Item a.

Zoning Map



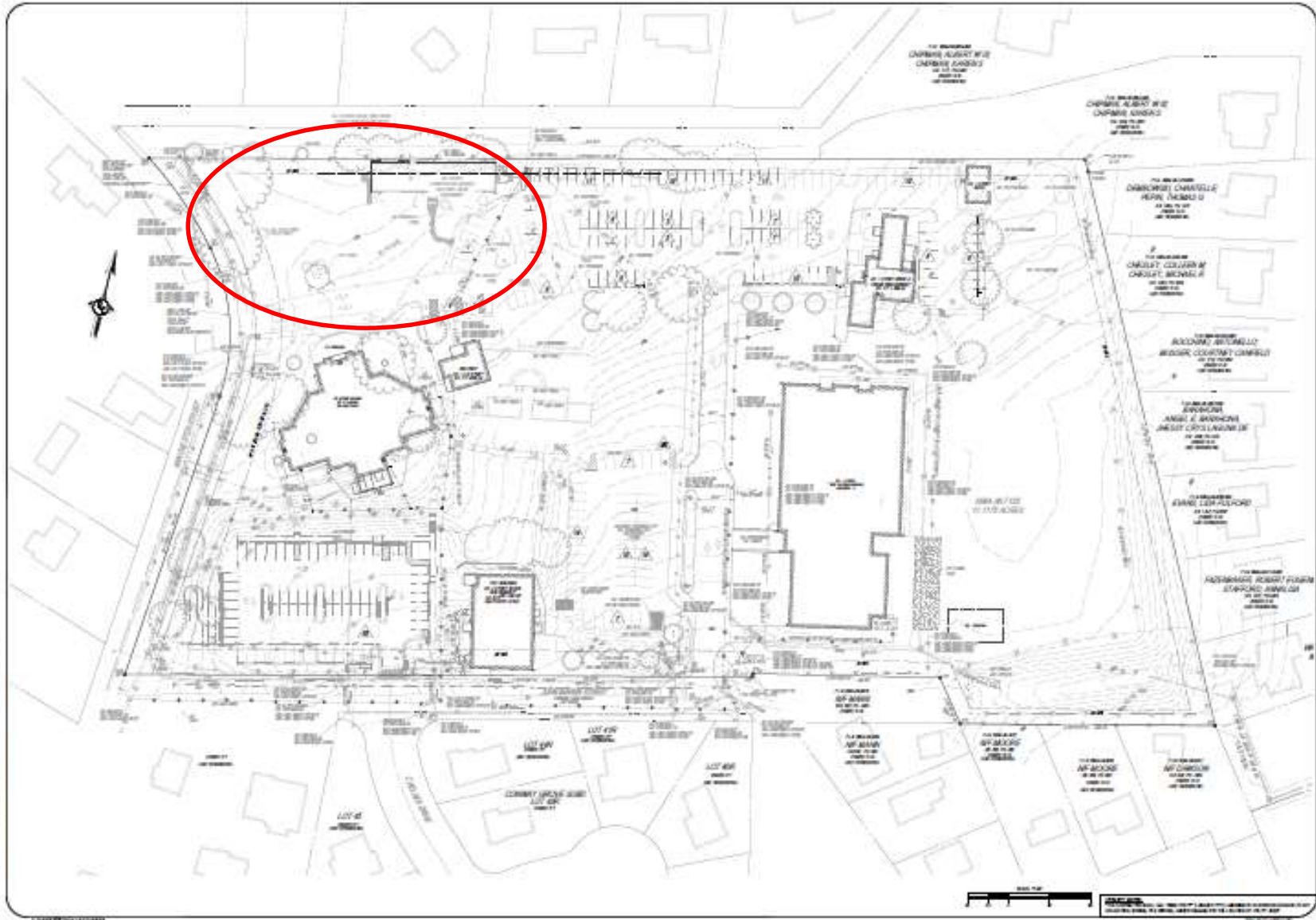
- R-10 Single Family Residential
- Conway Grove Single Family Residential, Reserve at Moorhead Single Family Residential, Richards Lane/Winchester Street/John E Mann Single Family Residential
- Historic District

Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C

Existing Conditions Plan

Item a.



CARLSON
LAND MANAGEMENT

NOT FOR CONSTRUCTION

**SAINT JOHN THE EVANGELIST
CATHOLIC CHURCH**
MANASSAS, VA

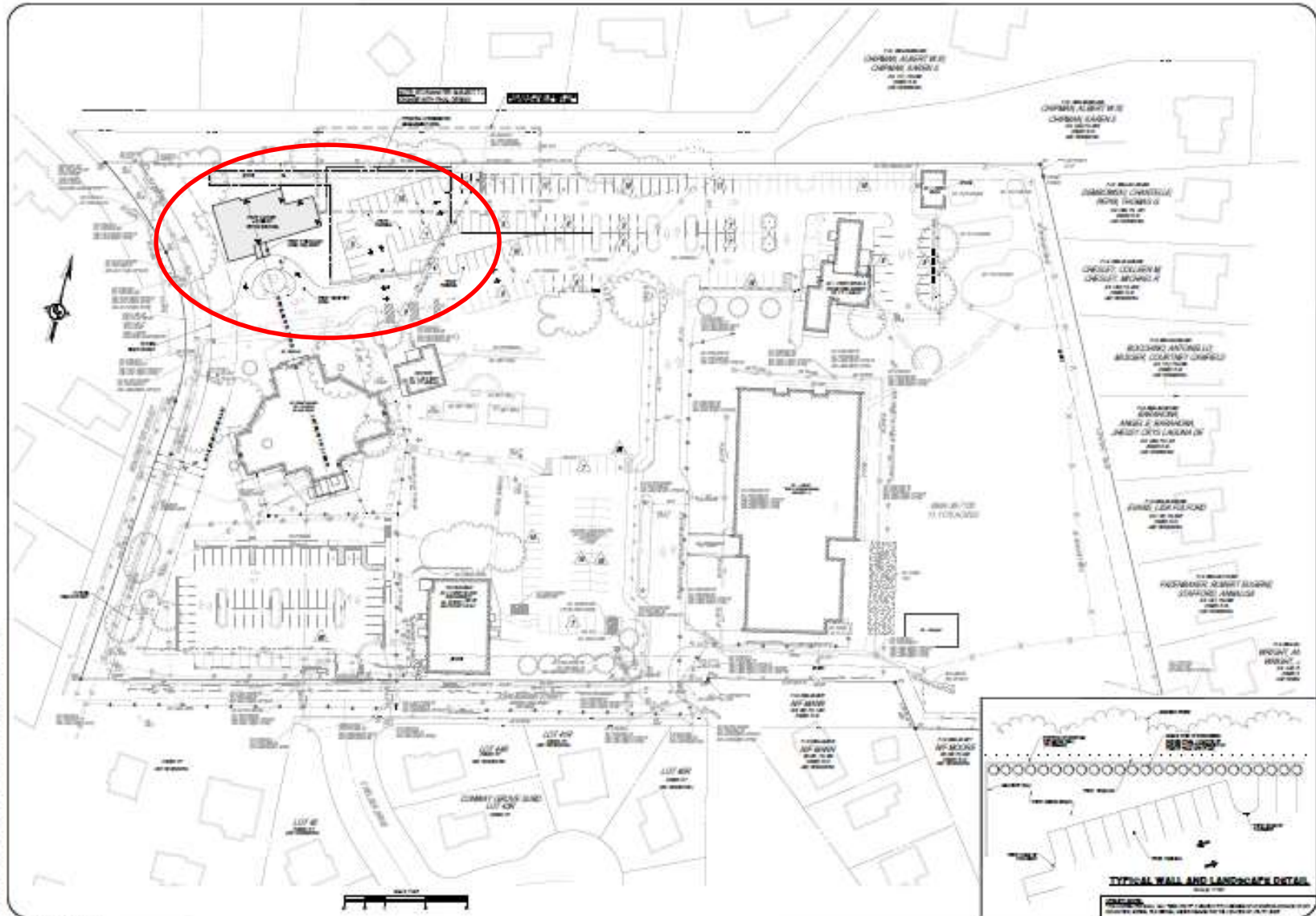
COURTESY OF THE ARCHDIOCESE OF WASHINGTON



EXISTING
CONDITIONS
PLAN

SUP Plan

Item a.



CARSON
LANDSCAPE ARCHITECTURE
1100 N. G ST. SUITE 100
DALLAS, TX 75207
TEL: 972.382.1100

NOT FOR CONSTRUCTION

**SAINT JOHN THE EVANGELIST
CATHOLIC CHURCH**
MANASSAS, VA
CENTRAL DISTRICT

SPECIAL USE PERMIT PLAN

DATE: 10/1/14

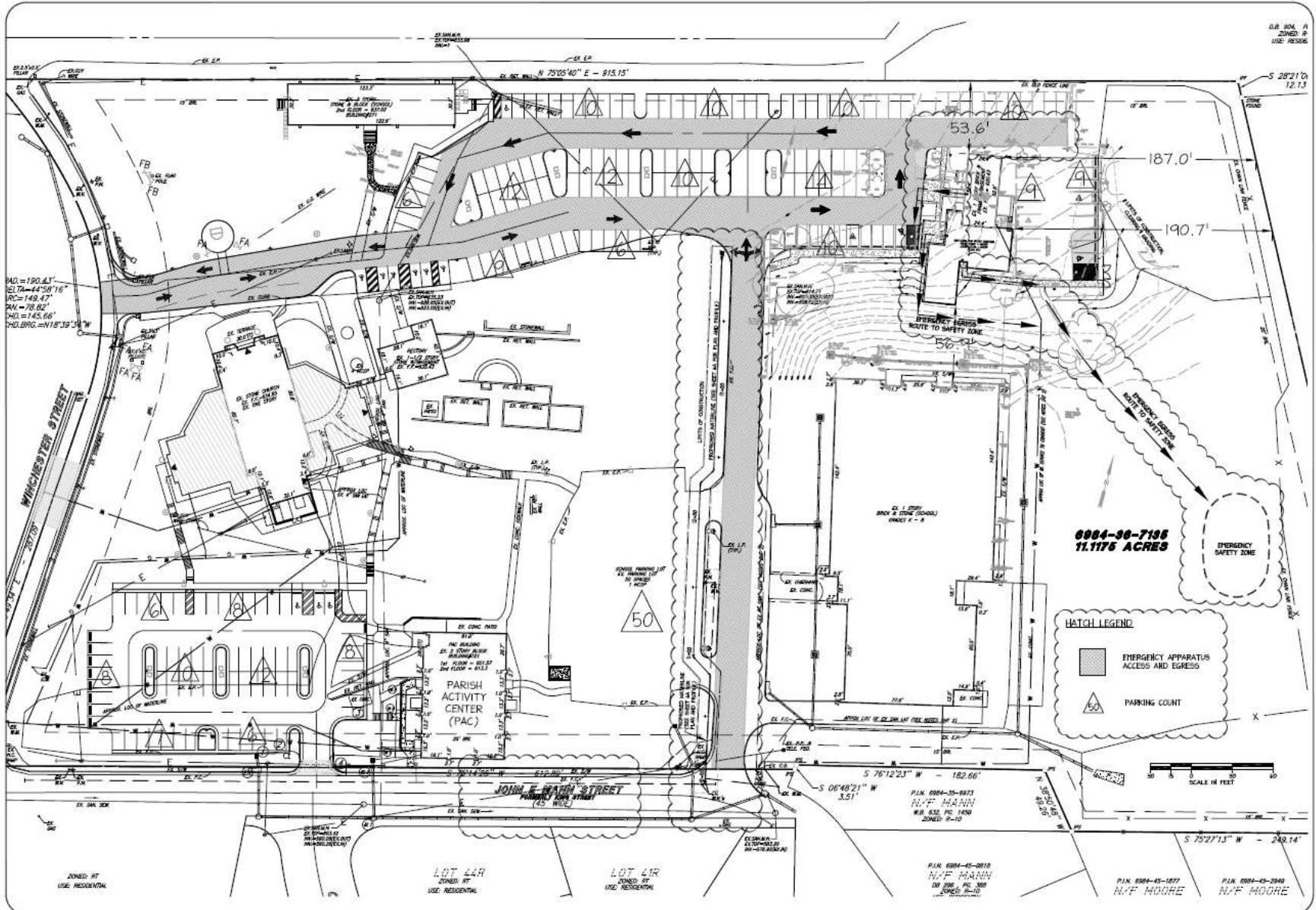
SCALE: 1/8" = 1'-0"

149

141

Emergency Access Plan

Item a.



CARSON
LAND CONSULTANTS
Land Planning, Surveying & Engineering
4100 West 10th Street, Suite 100
Tomball, TX 77375
Tel: 281-291-0000
www.carsonland.com

OVERALL SITE & EMERGENCY ACCESS PLAN
SAINT JOHN THE EVANGELIST
ROMAN CATHOLIC CHURCH
FAUQUIER COUNTY, VIRGINIA
TOWN OF WARRENTON

REVISIONS:
NO. 1
DATE: 11/17/16
BY: JAC

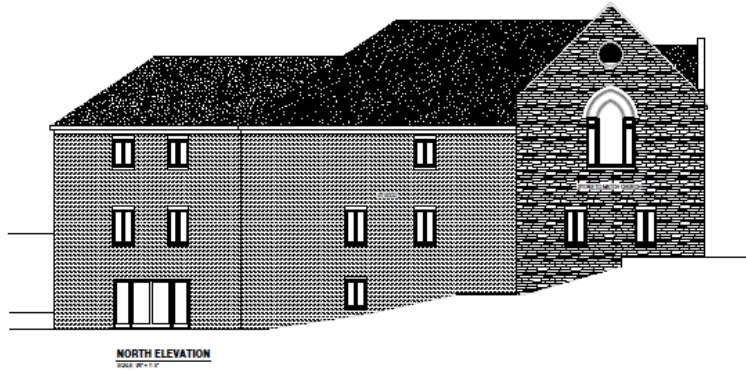
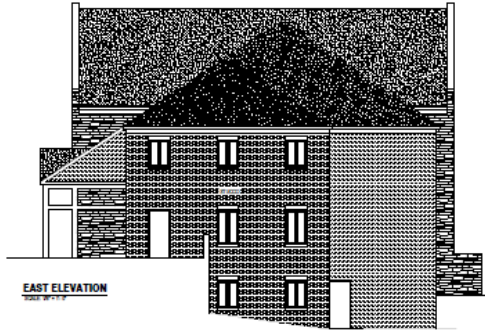
142

SHEET 4
OF 13

PROJECT #0003-300

Elevations

Item a.



QUALITY SOURCE
THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY DECISIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ADVANCE OF ANY CONSTRUCTION. MATERIALS, PALETTE COLORS, AND/OR FINISHES FOR THIS LOCATION OF ITEMITY 100007.

PROJECT #100007-040

ARB Approval Required

Artist Rendering

Item a.



ARB Approval Required

Planning Commission Review

Item a.

- Buffers and landscaping along the length of the northern boundary of the property
- Energy, water, and sewer demands
- Intentions of existing building and timing of demolition
- Parking overflow into adjacent neighborhoods and stacking in the public right-of-way
- Elevations from Winchester Street and the request for artist's rendering
- Appropriate stormwater and sediment control
- Boundary line adjustments
- ARB approvals

Planning Commission May 16, 2023 Public Hearing

Item a.

- Public Hearings May 16 and June 20
- Three citizens spoke at each PH raising:
 - Building proximity to road
 - Water run off issues
 - Potential noise/lighting
 - Loss of green space
 - Support for new building
- Planning Commission voted (4-0-1; Lawrence abstain) to recommend Approval with Conditions

Conditions of Approval

Item a.

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, “Special Use Permit Plat,” prepared by Carson Land Consultants, , Page 1 dated February 10, 2023 and Pages 2-4 dated December 6, 2022, all revised May 30, 2023, consisting of four (4) sheets (the “SUP Plan”). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

Conditions of Approval

3. Use Parameters:

- a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/-11.0664 acre site.
- b. Use Limitations – The use shall be limited to a religious institution and related facilities including the church, school, and those accessory uses customarily incidental to the primary uses.
- c. Maximum Students – The maximum number of students shall be 540 as approved in the previous SUP dated June 3, 1986.

4. Architecture: The site is located within the Historic District and is subject to Architectural Review Board, Certificates of Appropriateness (COA), and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued. This includes walls and fences exceeding 36” in height.

5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.

6. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).

Conditions of Approval

Item a.

7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).

- a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
- b) Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
- c) Stormwater Management – The property owner is required to account for all improvements, regardless of square footage, made to the property since July 1, 2014, and design and construct for the accumulative stormwater management for both quantity and quality in accordance with all applicable State and local requirements in effect at the time of site development plan approval.

Conditions of Approval

8. Lighting:

- a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c. All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d. Lighting on the school managed turf fields is prohibited.
- e. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

Conditions of Approval

Item a.

9. Transportation:

- a) Vehicular Access – The site shall be accessed from the Winchester Street and John E. Mann entrances. Egress shall be controlled via a stop sign traffic control with stop bar at the exits.
- b) There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets. Stacking on the property by accessing the school by way of Winchester Street or staggering times is required to achieve this condition.
- c) Handicapped Parking and Signage – Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- d) Dedication of public right-of-way on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. With the dedication of the right-of-way frontage, the property owner will submit with the site plan an agreement to retain the maintenance of the existing perimeter wall and entrance features, including the entrance apron on Winchester Street for Town review and approval.

10. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall buffer and shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view from the residential-zoned property located to the north to at least 3.5 feet in height above the parking surface elevation with a solid wall, sight-tight fence, evergreen shrubs, or other method as approved by the Zoning Administrator as a part of the Site Development Plan, to extend the length of the parking on the north side.

Draft Conditions of Approval for Consideration

Item a.

11. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional services that will be required. Construction of a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street will require a separate water meter, per Town code.

12. Demolition: Demolition of the existing 3 story stone and block building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. No final occupancy permit shall be issued on a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street until the above existing building has been demolished. The old building will be demolished within 6 months after the issuance of the temporary occupancy permit.

Draft Motions for Consideration

Item a.

1. I move that the Town Council approve of SUP 23-1, St John Catholic Church to amend the approved SUP in June 3, 1986, to allow for the 13,000 square foot accessory use building the church and school, subject to the Conditions of Approval dated July 11, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Carson Land Consultants dated February 10, 2023 and revised through May 30, 2023.

OR

2. I move that the Town Council forward SUP 23-1, St John the Evangelist to the next Town Council meeting.

OR

3. I move an alternative motion.

OR

4. I move to deny SUP 23-01 for the following reasons...



Planning Commission Public Hearing
SUP 23-1 St John the Evangelist
July 11, 2023

July 11th, 2023
Town Council
Regular Meeting

RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON APPROVING A SPECIAL USE PERMIT AMENDMENT FOR ST. JOHN THE EVANGELIST CATHOLIC CHURCH AND SCHOOL

WHEREAS, St. John the Evangelist Catholic Church and School, ("the Applicant"), is requesting to amend Special Use Permit granted June 3, 1986, (the "SUP") to allow for an approximate 13,000 square foot accessory building to replace an approximate existing 11,000 square foot accessory building on a parcel of land containing approximately 11.0664 acres, located at 271 Winchester Street, and hereinafter referred to as the "Property"; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance, upon petition of the Applicant for amendment of the Special Use Permit, the Town Planning Commission held a Public Hearing on May 16, 2023, and continued it to June 20, 2023, upon advertisement and notice properly given pursuant to § 15.2-2204 of the Virginia Code; and

WHEREAS, the Town Planning Commission has recommended approval of the Special Use Permit with the Conditions of Approval as proposed; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on July 11, 2023, upon notice properly and duly given pursuant to § 15.2-2204 of the Virginia Code; and

WHEREAS, the Town Council has considered the impact of the requested use on the Town of Warrenton and has weighed the factors listed in §11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the amendment of the requested Special Use Permit be approved subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED by the Town of Warrenton Town Council on this 11th day of July 2023, that SUP 2023-01 be, and is hereby, amended to allow for an approximate 13,000 square foot accessory building to replace an approximate existing 11,000 square foot accessory building, subject to Special Use Permit with Conditions of Approval dated July 11, 2023, which supersede all previous approvals for SUP granted on June 3, 1986.

ATTACHMENT: Memorandum of Understanding

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder



Office of the Town Manager

Frank Cassidy

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Item b.

Council Meeting Date:	July 11, 2023
Agenda Title:	Bulk Water Rates
Requested Action:	Pass an Ordinance setting the Bulk Water Rates for the Town of Warrenton
Department / Agency Lead:	Finance Department
Staff Lead:	Stephanie Miller

EXECUTIVE SUMMARY

Councilman McGuire requested information on the following proposed Bulk Water rate increase, which is in line with the Water and Sewer Rate increases adopted in the Fiscal Year 2024 Budget:

Rate Category	Current	Proposed
Base charge (<2,000 gallons)	\$25.00	\$31.25
Commodity Rate (>2,000 gallons, per 1,000 gallons)	\$10.70	\$13.37

BACKGROUND

At the June 13th, 2023 Town Council Meeting, the Fiscal Year 2024 Budget was adopted. Ordinance 2023-05 was passed to increase to the Water and Sewer Rates to the Town Businesses and Residents. Councilman McGuire requested that an agenda item come forth to raise the Bulk Water rates by the same percentage reflected in the Water and Sewer rate study.

STAFF RECOMMENDATION

Consider adopting Ordinance 2023-06, An Ordinance to Establish Bulk Water Rates Effective July 12,2023

Fiscal Impact

This will increase the bulk water rate by 25%.

Legal Impact

There is no associated legal impact.

ATTACHMENTS

1. Ordinance 2023-06, An Ordinance to Establish Bulk Water Rates effective July 12, 2023

ORDINANCE 2023-06

**AN ORDINANCE TO ESTABLISH BULK WATER RATES
EFFECTIVE JULY 12, 2023**

WHEREAS, the Town of Warrenton charges certain fees and rates for usage pursuant to Article 2 of Chapter 17 of the Code of the Town of Warrenton (hereinafter referred to as the “Town Code”) as authorized by Section 15.2-2119 of the Code of Virginia, 1950, as amended; now therefore

BE IT ORDAINED by the Council of the Town of Warrenton, Virginia, that the following bulk water rates are hereby effective beginning July 12, 2023:

Rate Category	Rate
Base charge (<2,000 gallons)	\$31.25
Commodity rate (>2,000 gallons, per 1,000 gallons)	\$13.37



Office of the Town Manager
Frank Cassidy

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

STAFF REPORT

Council Meeting Date:	July 11, 2023
Agenda Title:	Waterloo Junction Restrictive Covenant Removal
Requested Action:	Hold a Public Hearing
Department / Agency Lead:	Department of Community Development
Staff Lead:	Rob Walton

EXECUTIVE SUMMARY

The Town Council approved a mixed-use development proposal for Waterloo Junction on November 9, 2022. The applications included a Comprehensive Plan Amendment (CPA 22-01), Rezoning (ZMA 22-01), and a Special Use Permit (SUP 22-01) that approved a total of 53 residential units, 7,600 square feet of restaurant, and 3,600 square feet of retail space. The existing restrictive covenant would prohibit the construction of the proposed 3,600 square feet of retail space. The applicant found the restrictive covenant exists during a title examination and seeks to have the Town remove the restrictive covenant in order move forward with their proposal. The covenant covers approximately 32,134 square feet of the property.

BACKGROUND

On March 16, 2000, a restrictive covenant was created (Deed Book 863, Page 971), between the Town and Goal, LC, that precludes the construction of any structure located along Broadview Avenue as shown in Exhibit B. The covenant prohibits the construction of buildings and structures in this area. The only uses permitted consists of signage and parking lots. The subject parcels are currently vacant with the exception of PIN# 6984-18-5649 which contains O'Brien's restaurant. The three parcels are approximately 3.543 total acres and were subject to a recent Comprehensive Plan Amendment (CPA 22-01), Rezoning (ZMA 22-01), and Special Use Permit (SUP 22-01) approvals approving a total of 53 residential units, 7,600 square feet of restaurant, and 3,600 square feet of additional commercial space.

The restrictive covenant was found during a title search and it was found that the only permitted uses along the Broadview Avenue frontage were signage and parking. This area on the subject parcels was approved to allow the 3,600 square foot commercial space during the review of the Waterloo Junction application.

STAFF RECOMMENDATION

Hold the public hearing and adopt the attached Resolution.

Service Level / Policy Impact

The Waterloo Junction applications were unanimously approved during the Town Council's November 9, 2022 Regular Meeting. Removal of the restrictive covenant would allow the project to move forward with the proposal as approved.

Fiscal Impact

The removal of the restrictive covenant would allow the development of a new commercial building and use within the Town.

Legal Impact

Denial of the petition to vacate the restrictive covenant may force the owner/applicant to revise the SUP design.



**WALSH COLUCCI
LUBELEY & WALSH PC**

John H. Foote
(703) 680-4664 Ext. 5114
jfoote@thelandlawyers.com
Fax: (703) 680-2161

March 17, 2023

Via First Class Mail

Mr. Rob Walton
Director of Community Development
Town of Warrenton
21 Main Street
Warrenton, VA 20188

Re: Petition to Terminate a Restrictive Covenant from the Town Deed to Goal, LC, affecting Broadview Holdings, LLC, on PINs 6984-18-6837-000, 6984-18-5649-000, and 6984-18-3854-000

Dear Rob:

As you know, we represent Keith Farrish in connection with his development of Warrenton Junction. During the title examination of the property, the examiner discovered that in a transaction between the Town and Goal, LC in 2000 there was a restrictive covenant created that precludes the construction of any structure in an area that is depicted on the attached deed, and the exhibit that is a section of that deed highlighting the relevant area. We are attaching a copy of that deed with the relevant language marked, as Exhibit A. That Deed includes a Plat that shows the area to which the covenant applies and I have marked in red that portion of the Plat that shows the area to which the restriction exists, on page 5 of that document, for your ease of reference.

Of course it requires the consent of the Town Council to terminate this restriction and, as you also know, the Council both rezoned a portion of the Broadview Holdings Property and granted a Special Use Permit for a Mixed Use Development Option in the C District covering the entire Property, which expressly permits the physical development of structures in the area to which the covenant applies. It would seem, therefore, that the Council should have no objection to its termination so that the approved development may proceed as the Town has authorized.

To this end, we are attaching as Exhibit B a proposed Termination of Restrictive Covenant that would effect the termination of the covenant, to ensure that the project may move

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

forward without a title objection related to it. We are also forwarding a draft of a Boundary Line Adjustment Plat for your information as Exhibit C. This depicts how the property ownership will be divided.

We ask that you process this application to the Council and are pleased to answer any questions that may arise.

Please let me know if there is a fee associated with this.

Very truly yours,

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



John H. Foote

JHF/jf
Enclosures

cc: The Hon. Carter Nevill
Martin Crim, Esq.
Keith Farrish
Reed Stadler, WCLW
Patrick Mulhern

PREPARED BY AND RETURN TO:
Reed P. Stadler, VSB #95009 ~~Consideration: None~~
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

PINs: 6984-18-6837-000
6984-18-5649-000
6984-18-3854-000

TERMINATION OF RESTRICTIVE COVENANT

This TERMINATION OF RESTRICTIVE COVENANT is made and entered into this _____ day of _____, 2023 (the "Effective Date") by and between BROADVIEW HOLDINGS, LLC, a Virginia limited liability company, GRANTOR and GRANTEE ("Broadview"); FOG HOLDINGS, LLC, a Virginia limited liability company ("FOG"), GRANTOR and GRANTEE; and THE TOWN OF WARRENTON, a Virginia municipal corporation, GRANTOR and GRANTEE (the "Town").

WITNESSETH:

WHEREAS, Broadview owns certain tracts of land located in the Town of Warrenton, Fauquier County, Virginia, known respectively as Lot-22A-R and Lot-23R, identified by Fauquier County Parcel Identification Numbers 6984-18-3854-000 and 6984-18-6837-000, respectively (together, the "Broadview Property"), being a portion of that land transferred to Broadview from Goal L.C. by general warranty deed recorded in Deed Book 1736 at Page 2478 among the land records of Fauquier County, Virginia (the "Land Records"); and

WHEREAS, FOG owns a tract of land located in the Town of Warrenton, Fauquier County, Virginia, known as Lot-21A-R, identified by Fauquier County Parcel Identification Number 6984-18-5649-000 (the "FOG Property"), being that land transferred to FOG from Broadview by general warranty deed recorded in Deed Book 1311 at Page 2379 among the Land Records; and

WHEREAS, a portion of the Broadview Property and a portion of the FOG Property, in the location identified as “PARCEL 1” on the Plat entitled “PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 21A, 22A, & 23 BLOCK A BROADVIEW ACRES DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249 LOTS 41, 42, & 43 BLOCK B BROADVIEW ACRES DEED BOOK 197, PAGE 41 AND PARCEL—1 THE PROEPRTY OF GOAL L.C. TOWN OF WARRENTON FAUQUIER COUNTY, VIRGINIA”, dated December 10, 1999, revised February 8, 2000, and recorded on March 16, 2000 in Deed Book 863 at Page 978 among the Land Records (the “Subject Property”), is subject to a restrictive covenant which provides that no buildings or structures shall be built on the Subject Property, except for signs in compliance with the Town’s then existing sign ordinance and parking lots in compliance with the Town’s the existing parking ordinance, as set forth in that deed recorded in Deed Book 863 at Page 971 among the Land Records (the “Restrictive Covenant”); and

WHEREAS, Broadview and FOG desire to terminate the Restrictive Covenant so that it is of no further force and effect upon the Subject Property, and the Town desires to consent to such termination.

NOW, THEREFORE, in consideration of the premises sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Broadview and FOG, by their signatures affixed to this instrument, hereby terminate the Restrictive Covenant and declare it of no further force and effect. The consent and approval of the Town to such termination is shown by the signatures and seals affixed to this instrument.

This Termination of Restrictive Covenant runs with the land and binds and inures to the benefit of the heirs, successors, and assigns of Broadview and FOG.

(SIGNATURES AND ACKNOWLEDGEMENTS ON THE FOLLOWING PAGES)

WITNESS the following signatures and seals:

BROADVIEW HOLDINGS, LLC, a Virginia limited liability company

By: _____

Name: _____

Title: _____

COMMONWEALTH / STATE OF _____,
CITY / COUNTY OF _____, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that _____, as _____ of BROADVIEW HOLDINGS, LLC, a Virginia limited liability company whose name is signed to the foregoing instrument dated _____, 2023, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public

My commission expires: _____

Registration No.: _____

[signatures and acknowledgments continue on the following pages]

FOG HOLDINGS, LLC, a Virginia limited liability company

By: _____

Name: _____

Title: _____

COMMONWEALTH / STATE OF _____,
CITY / COUNTY OF _____, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that _____(name), as _____(title) of FOG HOLDINGS, LLC, a Virginia limited liability company whose name is signed to the foregoing instrument dated _____, 2023, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this _____ day of _____, 2023.

[signatures and acknowledgments continue on the following page]

TOWN OF WARRENTON, VIRGINIA

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA,

COUNTY OF FAUQUIER, to-wit:

I, _____, a Notary Public of and for the jurisdiction aforesaid, do hereby certify that _____ (name), as _____ (title) of the Town of Warrenton, whose name is signed to the foregoing and hereto attached Deed has this date acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand and seal this ____ day of _____, 2023.

My commission expires: _____.

Notary Public

Registration No.: _____

Item c.

BK0863PG0971

00 02243

DEED

THIS DEED OF CONVEYANCE, made and entered into this 14th day of March, 2000, by and between the Town of Warrenton, a Virginia municipal corporation, hereinafter referred to as the Grantor, and Goal L.C., a Virginia limited liability company, hereinafter referred to as the Grantee, the principal office's address being 18713 Ryland Chapel Road, Jeffersonston, Virginia 22724.

Examined and Returned to:
PIERMONT Title (Walker, Jones et Als)

MAR 16 2000

TAX MAP # NOT ASSESSED YET

Exempt from Grantor's Tax pursuant to Virginia Code Section 58.1-811C(3).

RECITALS

R-1. The Grantor is the owner of 32,134 sq. ft. of land (hereinafter "the property"), located along Broadview Avenue, in the Town of Warrenton, having acquired the same by Deed dated May 4, 1998 and recorded among the land records of Fauquier County in Deed Book 811 at Page 1718.

R-2. The Town Council for the Town of Warrenton adopted a duly authorized resolution at its November 9, 1999 meeting, authorizing the sale of the property to the Grantee herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with SPECIAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee 32,134 sq. ft. of land, located in the



Item c.

BK 0863PG0972

Town of Warrenton, Center Magisterial District, Fauquier County, Virginia, as the same as more thoroughly described in Exhibit A attached hereto and incorporated herein.

AND BEING one of the several properties described in a Deed dated May 4, 1998, by and between the Virginia Department of Transportation and the Town of Warrenton, recorded in Deed Book 811 at Page 1718 among the land records of Fauquier County, Virginia.

FURTHER, the Grantee, as evidenced by its acceptance and recordation of this Deed, hereby covenants and agrees for itself, its successors and assigns, that no buildings or structures shall be built on the property conveyed herein, except for signs in compliance with the Town of Warrenton's then existing sign ordinance and parking lots in compliance with the Town's then existing parking ordinance.

This conveyance is made expressly subject to the restrictions, conditions, rights of way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and in manners visible upon inspection.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed pursuant to due authority.

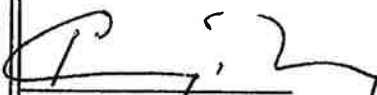
THE TOWN OF WARRENTON, a Virginia municipal corporation

By:  (SEAL)
John Anzivino
Its-Town Manager

BK 0863 PG 0973

Item c.

APPROVED AS TO FORM:

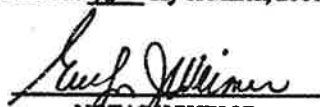

Henry Day, Town Attorney

GOAL L.C., a Virginia limited liability company

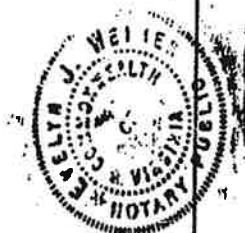
By:  (SEAL)
Giancarlo Oderda,
Its Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit

I, Evelyn J. Weimer a Notary Public for the State and County aforesaid do certify that John Anzivino, for TOWN OF WARRENTON, VIRGINIA, a municipal corporation, has, in his capacity as Town Manager and on behalf of the TOWN OF WARRENTON acknowledged the foregoing Deed before me this 15th day of March, 2000.


NOTARY PUBLIC

My commission expires: 9-30-02



BK0863PG0974

Item c.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

I, Lora S. Goff, a Notary Public in and for the said Commonwealth and County, do hereby certify that this day personally appeared before me in my said County, Giancarlo Oderda, whose name is signed to the foregoing Deed, dated the 14th day of March, 2000, and acknowledged the same before me in my said jurisdiction.

GIVEN under my hand and notarial seal this 15th day of March, 2000.



My commission expires: June 30, 2001

Prepared by:
Henry Day, Town Attorney

C:\WP51\TOWN\GOAL.DED

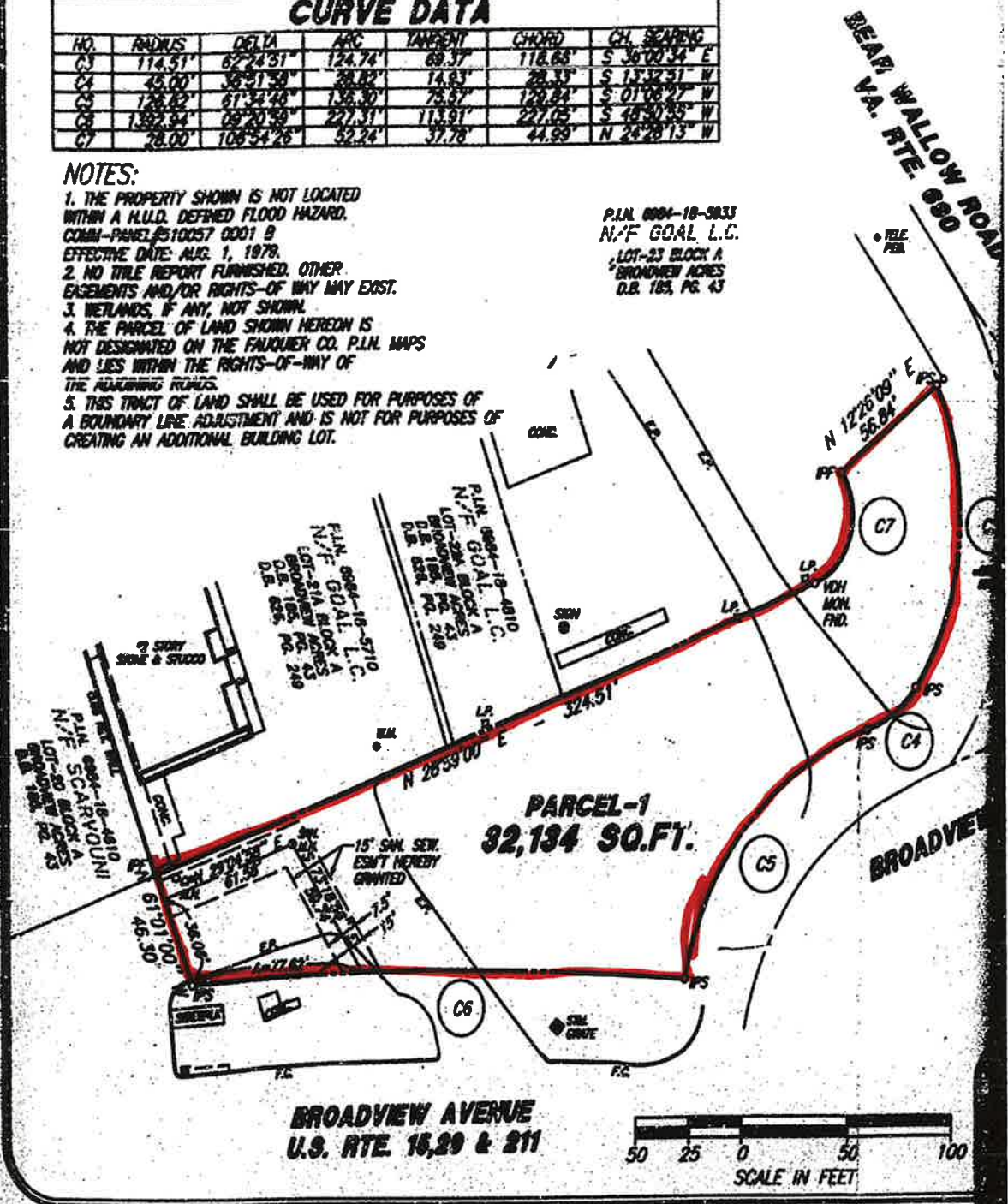
BK 0863 PG 0975

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHL BEARING
C3	114.51'	67°24'31"	124.74'	69.37'	118.68'	S 36°00'34" E
C4	45.00'	36°31'59"	28.82'	14.83'	28.33'	S 13°32'31" W
C5	128.82'	61°34'48"	138.30'	78.57'	128.84'	S 01°08'27" W
C6	1382.34'	08°20'39"	227.31'	113.91'	227.05'	S 48°50'55" W
C7	28.00'	106°34'26"	52.24'	37.78'	44.99'	N 24°28'13" W

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.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. THE PARCEL OF LAND SHOWN HEREON IS NOT DESIGNATED ON THE FAUQUIER CO. P.L.N. MAPS AND LIES WITHIN THE RIGHTS-OF-WAY OF THE ADJACENT ROADS.
5. THIS TRACT OF LAND SHALL BE USED FOR PURPOSES OF A BOUNDARY LINE ADJUSTMENT AND IS NOT FOR PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

P.L.N. 0804-18-3833
N/F GOAL L.C.
LOT-23 BLOCK A
BROWNEN ACRES
D.B. 183, PG. 43



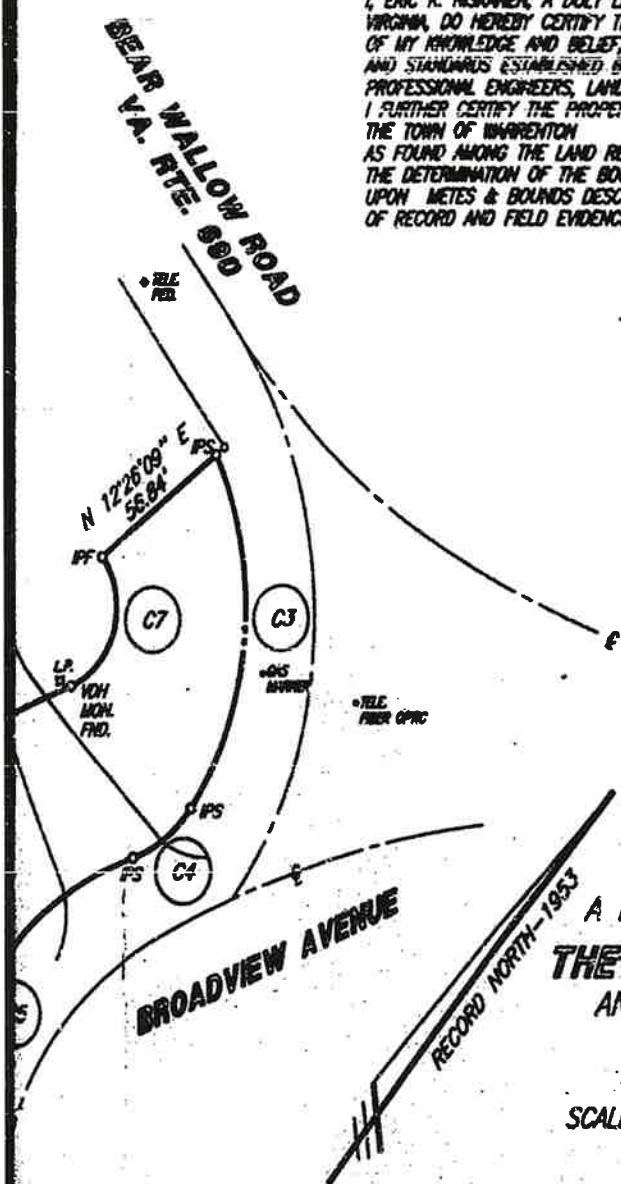
Item c.

SURVEYOR'S CERTIFICATE

BK0863PG0976

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 THE TOWN OF WARRENTON AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244



This does not constitute a subdivision and may be entered to record.

Rainald [Signature] 3-15-00
Zoning Administrator Date

PLAT SHOWING
A PORTION OF THE PROPERTY OF
THE TOWN OF WARRENTON
AND SANITARY SEWER EASEMENT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=50' DECEMBER 10, 1999
REVISED: FEB. 8, 2000

PROJECT #98198

CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
39 GARRETT STREET, WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

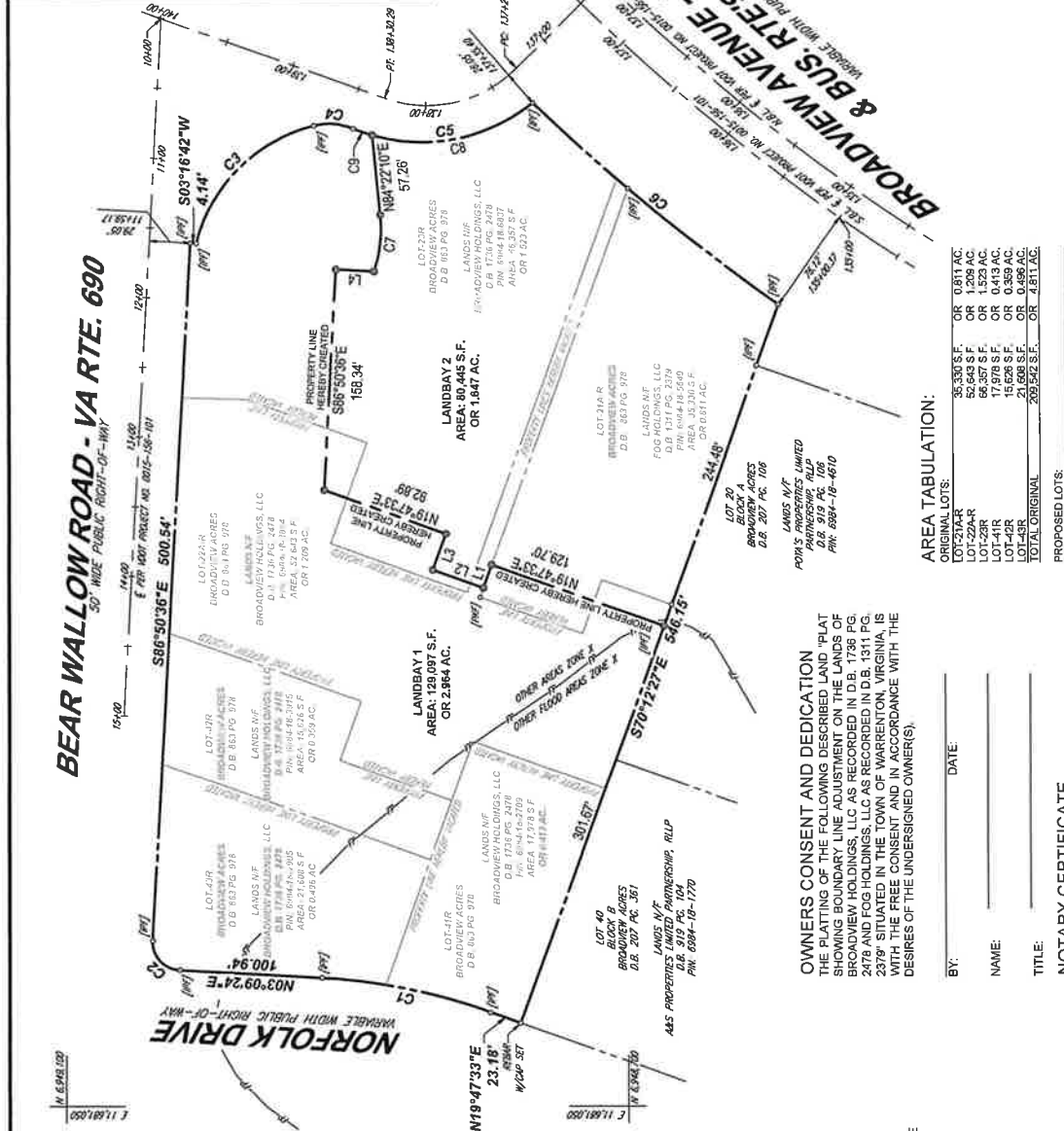
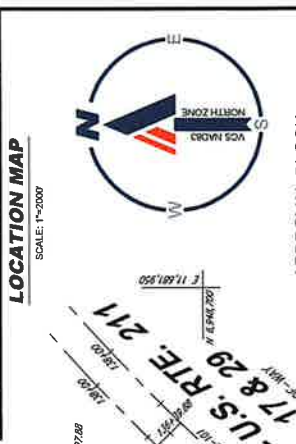
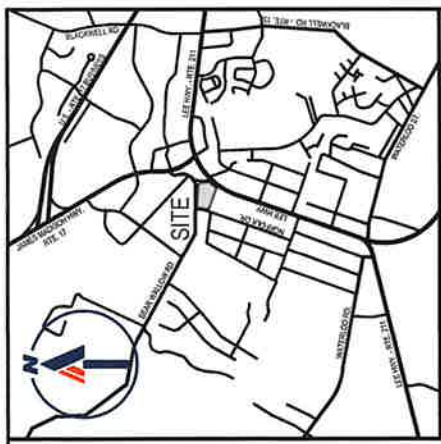


Item c.

BK 0863 PG 0977

Item c.

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUER CIRCUIT COURT
 This instrument was received in this Office and with
 certificate admitted to record on MAR 16 2000
 as D/A m. Tax of \$ EXEMPT imposed by Section
 58.1-802 Paid. Consideration: \$ 82,000.00
 State Tax \$ 123.00 County Tax \$ 41.00
 Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$3.00
 Clerk's Fee \$ 15.00 Total: \$ 184.00
 Teste: Gail H Barb Clerk



BEAR WALLOW ROAD - VA RTE. 690
30' WIDE PUBLIC RIGHT-OF-WAY

NORFOLK DRIVE
30' WIDE PUBLIC RIGHT-OF-WAY

BROADVIEW AVENUE - U.S. RTE. 211
17.8, 29' WIDE PUBLIC RIGHT-OF-WAY

AREA TABULATION:

ORIGINAL LOTS:	OR	OR
LOT 27A-R	35,330 S.F.	0.811 AC.
LOT 27A-R	52,643 S.F.	1.209 AC.
LOT 27B-R	66,357 S.F.	1.523 AC.
LOT 27C-R	17,476 S.F.	0.400 AC.
LOT 27D-R	15,628 S.F.	0.359 AC.
LOT 27E-R	21,668 S.F.	0.498 AC.
LOT 27F-R	209,542 S.F.	4.811 AC.
TOTAL ORIGINAL		
PROPOSED LOTS:	OR	OR
LOT 27A-R	126,097 S.F.	2.884 AC.
LOT 27B-R	50,445 S.F.	1.147 AC.
LOT 27C-R	50,445 S.F.	1.147 AC.
LOT 27D-R	209,542 S.F.	4.811 AC.
TOTAL PROPOSED		

NOTARY CERTIFICATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, IN MY AFORESAID JURISDICTION BY _____ (TITLE) OF FOG HOLDINGS, LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
REGISTRATION NO. _____

DATE: _____

REVISION: _____

REVISED PER COMMENTS: _____

DATE: 12/01/2022

OWNERS CONSENT AND DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND (PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF BROADVIEW HOLDINGS, LLC AS RECORDED IN D.B. 1736 PG. 2478 AND FOG HOLDINGS, LLC AS RECORDED IN D.B. 1311 PG. 2379) SITUATED IN THE TOWN OF WARRENTON, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

BY: _____ DATE: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____ TO WIT:

COUNTY CITY OF _____

NOTARY CERTIFICATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, IN MY AFORESAID JURISDICTION BY _____ (NAME), _____ (TITLE) OF BROADVIEW HOLDINGS, LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
REGISTRATION NO. _____

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	TANGENT
C1	425.00'	123.40'	N11°28'29"E 122.97'	62.14'
C2	20.00'	31.42'	N48°09'24"E 28.28'	20.00'
C3	114.51'	124.74'	S45°12'0"E 118.66'	69.37'
C4	45.00'	28.82'	S04°21'24"W 28.33'	14.92'
C5	126.82'	136.30'	S08°05'00"E 129.84'	79.57'
C6	1392.94'	227.30'	S39°36'28"W 227.06'	113.91'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	TANGENT
C1	98.00'	41.16'	S83°35'46"E 40.86'	20.89'
C2	126.82'	122.05'	S11°16'06"E 117.40'	66.22'
C3	126.82'	14.25'	S19°29'17"W 14.24'	7.13'

FOR REVIEW PURPOSES ONLY

ERIC K. NISKANEN
LAND SURVEYOR
Lic. No. 1524-B

DATE: _____

NOTES:

- THE PROPERTIES SHOWN HEREON ARE IN THE NAMES OF BROADVIEW HOLDINGS, LLC AND FOG HOLDINGS, LLC AS RECORDED IN DEED BOOK 1311 PAGE 2379, ALL AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ALTA UNIVERSAL ID NO. 1027372, FILE NO. IPARRISH WITH A COMMITMENT DATE OF FEBRUARY 24, 2022.
- THE BOUNDARY INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD, AND A BOUNDARY SURVEY PREPARED BY THIS FIRM ON APRIL 12, 2022.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS), 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X ANNUAL CHANGE FLOOD ZONE AND OTHER FLOOD AREAS ZONE X (AREAS OF 0.2% CHANGE FLOOD AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE DEPTHS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAUQUIER COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 306 OF 589" MAP NUMBER 51067C0086C, WITH A MAP EFFECTIVE DATE OF FEBRUARY 6, 2006.

OWNERS CONSENT AND DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED LAND (PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE LANDS OF BROADVIEW HOLDINGS, LLC AS RECORDED IN D.B. 1736 PG. 2478 AND FOG HOLDINGS, LLC AS RECORDED IN D.B. 1311 PG. 2379) SITUATED IN THE TOWN OF WARRENTON, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

BY: _____ DATE: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____ TO WIT:

COUNTY CITY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, IN MY AFORESAID JURISDICTION BY _____ (NAME), _____ (TITLE) OF BROADVIEW HOLDINGS, LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
REGISTRATION NO. _____

Item c.

12028
BOHLER
LAND SURVEYING
1000 W. MAIN ST. SUITE 100
FAUQUIER COUNTY, VA 22031

COMMONWEALTH OF VIRGINIA
ERIC NISKANEN
Lic. No. 1524-B
LAND SURVEYOR

FOR REVIEW PURPOSES ONLY

ERIC K. NISKANEN
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B

DATE: _____

175

April 14, 1998

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF
WARRENTON HELD ON APRIL 14, 1998

The regular meeting of the Council of the Town of Warrenton was held on Tuesday, April 14, 1998 at 7 p.m. in the Council Chambers of the Municipal Building.

The following Councilmembers were present: J. W. Lineweaver, Mayor; John S. Lewis, Vice Mayor; Councilwoman Sunny Reynolds, Councilmen Frank S. Foley; John E. Mann, Sr., Robert W. Rice; Samuel B. Tarr; and Robert L. Walker, John A. Anzivino, Town Manager; Henry C. Day, Town Attorney; and Evelyn J. Weimer, Town Recorder.

The invocation was given by Councilman Robert L. Walker.

GUESTS AND VISITORS.

Ms. Ann Gutierrez - Presentation of air pollution credits

Mr. Peter Dahlquist and Ms. Ann Gutierrez presented the Town with air pollution credits to allow the Town to be classified an "Air Pollution Free Community" for 1998-1999. Ms. Gutierrez showed slides of their 1400 acre rainforest in Costa Rica.

On a motion by Mr. Foley, seconded by Mr. Mann, Council voted 7-0 to accept the air pollution credits donated by Ms. Gutierrez and Mr. Dahlquist (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

Ms. Sally Murray addressed Council noting that the opening of the Civil War Trails project will be held on May 8.

PUBLIC HEARINGS.

Prior to start of the public hearings, the Mayor indicated that citizen comments should be kept to five minutes in length.

He ascertained from the Town Recorder that all public hearings had been properly advertised.

Proposed budget for fiscal year 1998-99. John A. Anzivino, Town Manager.

The Mayor opened the public hearing at 7:21 p.m. and called upon the Town Manager.

The Manager stated that the budget was developed in coordination with the goals and objectives of the Town Council and the Comprehensive Plan. He explained that the general fund proposed amount was \$5,840,274, for an increase of \$304,126 over the prior fiscal year. He

noted that the operations portion of the budget has increased from \$4,968,843 to a little over \$5,036,819, an increase over the prior fiscal year of only \$67,976 and indicated that the capital projects budget had increased from \$567,305 to \$803,455. He stated that no tax or fee increases were proposed and that due to reassessment, the real estate rate had been reduced from 18 cents per \$100 valuation to 17 cents per \$100 per valuation.

He stated that the proposed water and sewer budget was \$3,820,823, an increase of a little over \$320,000, and there is a \$76,343 increase in the operations portion of this budget. He commented that there were no fee increases proposed.

In the cemetery budget, Mr. Anzivino indicated that it was proposed to be funded at \$81,111, an increase over the current year of \$1,518.

He noted a cost of living increase was proposed for employees of 1.75 percent, the Public Works and Public Works Directors' positions would be combined, and the Public Utilities Director position abolished, and an assistant engineer hired to assist the Public Works/Utilities Director.

The Mayor called for citizens to speak in favor of the budget.

Mr. Powell Duggan, attorney, spoke in favor of the budget. He felt that there was a high level of services provided to Town citizens and applauded Council for past efforts in reducing taxes and keeping services at the same level.

Mr. Roy Anderson, Town resident, supported the proposed budget.

Mr. H. Ben Jones, attorney with Walker, Jones, spoke in favor of the budget. He noted that the Town staff had always been fiscally responsible. He expressed appreciation to the Council for taking good care of the Town and noted Town staff over the last few years had been a pleasure to work with.

Mr. Per Bang-Jensen, Chestnut Street resident, noted that the presentation of the budget is so much better than it used to be and, most importantly, the Town had been proactive in dealing with issues.

The Mayor called for others to speak for the budget or against the budget. There being none, the Mayor closed the public hearing at 7:38 p.m.

The Mayor noted that the budget would not be voted upon at that time and set Monday, April 27 at 5 p.m. in Council chambers for a special meeting to consider adoption of the budget.

Proposed revised budget for fiscal year 1997-98. Frances K. Timberlake, Director of Finance and Personnel.

The Mayor opened the public hearing at 7:40 p.m. and called upon Ms. Frances Timberlake, Director of Finance, to give her report.

Ms. Timberlake stated that every year the current year budget was revised for those projects which cannot be completed have to be carried over or because they were budgeted in one year and could not get completed. She briefly explained what was included in both resolutions below and noted Council should consider them.

The Mayor called for citizens to speak for or against the revised budget. There being none, he closed the public hearing at 7:40 p.m.

RESOLUTION

BE IT RESOLVED by the Council of the Town of Warrenton that the following unexpended appropriations or the remaining balance included in the Budget for the Fiscal Year ending June 30, 1998, are hereby authorized to be reserved:

<i>Gen.</i>	<i>4-100-81100-3990</i>	<i>Payment on Contracts</i>	<i>\$ 35,000</i>
<i>Gen.</i>	<i>4-100-81500-3500</i>	<i>Printing</i>	<i>10,000</i>
<i>Gen.</i>	<i>4-100-81500-3990</i>	<i>Payment on Contracts</i>	<i>8,000</i>
<i>C.P.</i>	<i>4-301-94500-8111</i>	<i>Shirley Avenue Widening</i>	<i>28,000</i>
<i>C.P.</i>	<i>4-301-94500-8138</i>	<i>Benner Rd/Fishback Ct Drainage</i>	<i>64,634</i>
<i>C.P.</i>	<i>4-301-94500-8139</i>	<i>SWMM Program Upgrade</i>	<i>15,000</i>
<i>W/S</i>	<i>4-501-45300-3310</i>	<i>Contractual Repair</i>	<i>15,000</i>
<i>W/S</i>	<i>4-501-45500-8835</i>	<i>Sewer Plant Improvements</i>	<i>138,000</i>
<i>W/S</i>	<i>4-501-45500-8906</i>	<i>Building Modifications</i>	<i><u>12,000</u></i>
<i>Total</i>			<i>\$325,634</i>

RESOLUTION

BE IT RESOLVED by the Council of the Town of Warrenton that the following unbudgeted expenses not included in the Budget for the Fiscal Year ending June 30, 1998, are hereby authorized to be paid out of reserves:

Gen.	100-300-20	Microfilm Records	\$ 1,089
C.P.	301-300-619	Walker Drive Construction	14,571
C.P.	301-300-616	Street Light Conversion	27,535
C.P.	301-300-601	Winchester Street Improvements	265,484
C.P.	301-300-602	Drainage Frazier Road	4,100
C.P.	301-300-605	Warrenton Business Park	48,355
C.P.	301-300-609	Landscaping-Rt. 29 Bypass	21,550
W.S.	501-300-601	Flusher Truck	<u>121,085</u>
Total			\$503,769

Mr. Tarr moved for adoption of both resolutions, Mr. Lewis seconded the motion and Council approved on a 7-0 vote (For: Lewis, Reynolds, Foley, Mann, Walker, Rice and Tarr).

Proposed Fiscal Year 1998-99 tax rates. John A. Anzivino, Town Manager.

The Mayor opened the public hearing at 7:43 p.m. and called upon the Manager, who explained that there were no other changes in tax rates other than the real estate rate being reduced to 17 cents per \$100 assessed valuation.

The Mayor called for citizens to speak for or against the ordinance. There being no citizens wishing to speak, the Mayor closed the public hearing at 7:45 p.m.

Proposed FY 1999-2003 Capital Improvements Program. Raymond P. Ocel, Jr., Director of Planning and Community Development.

The Mayor opened the public hearing at 7:45 p.m. and called upon Mr. Ocel to present his report. Mr. Ocel noted that the capital improvements program covered a five-year period.

He explained that capital projects include upgrading utility systems, acquisition of park land, stormwater projects and park improvements and briefly noted some items that were included in the projects.

The Mayor called for those citizens wishing to speak for or against the Capital Improvements Program. There being no citizens wishing to speak, he closed the public hearing at 7:49 p.m. and noted that it would not be voted upon at that time.

Ordinance 1998-02, an ordinance amending Chapter 15, Article I, Section 15, entitled “Annual Adoption of Rate,” of the Code for the Town of Warrenton. Frances K. Timberlake, Director of Finance and Personnel.

The Mayor opened the public hearing at 7:50 p.m. and called upon the Finance Director to deliver her report.

Ms. Timberlake noted that presently the Town Code required adoption of the tax rates by the first meeting in June but since the Town now has semi-annual billing of real estate the date was too late. She noted that by law the tax bills had to be sent out 14 days prior to the due date and the Code should be changed to allow taxes to be collected by June 15.

The Mayor called for those citizens to speak for or against the ordinance. There being no citizens wishing to speak, the Mayor closed the public hearing at 7:51 p.m.

The Mayor noted that Ordinance 1998-2 was included for consideration. Mr. Lewis moved for adoption of Ordinance 1998-2, Mr. Walker seconded the motion and Council adopted the ordinance on a 7-0 vote (For: Lewis, Reynolds, Foley, Mann, Walker, Rice and Tarr).

Ordinance 1998-03, an ordinance amending Chapter 17, Water and Sewers, Article I, in general by adding Sec. 17-3 to establish pro-rata payment for sewer and water conveyance facilities. John A. Anzivino, Town Manager.

The Mayor opened the public hearing at 7:52 p.m. and called upon the Town Manager. Mr. Anzivino noted that there were certain areas of undeveloped property in the Town in need of utilities and development was beginning to occur in those areas. He asked that Council adopt an ordinance that would allow individual actions of Council to set up pro rata cost share plans for particular collection or conveyance areas for water or sewage. He noted that a pro rata share would be paid by the developer at the time of development for the main interceptor line. He explained that the proposal included recovering the design fees as well as interest on the money that is outstanding and that the proposal being considered allowed the staff to prepare a proposal for a second public hearing for Council consideration.

The Mayor asked if there were citizens to speak for or against the ordinance. There being no citizens to speak, the public hearing was closed at 7:55 p.m.

On a motion by Mr. Walker, seconded by Mr. Mann, Ordinance 1998-3 was adopted on a vote of 7-0 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice and Tarr).

Zoning ordinance text amendment ZOTA #98-2, an amendment to add two new Articles to the Town of Warrenton Zoning Ordinance, Article 34, R-1 Residential District, and Article 35, R-E, Residential Estate District. Raymond P. Ocel, Jr., Director of Planning and Community Development.

The Mayor opened the public hearing at 7:57 p.m. and called upon the Planning Director.

Mr. Ocel noted that he had discussed and presented a boundary line map to the Planning Commission at their February meeting which showed the present County zoning for the 1,200 acres. He explained that the amendment proposed would adopt two new zoning categories to accommodate the land that will be boundary adjusted into the Town, and the new zoning districts, R-1 and R-E have been developed utilizing the format of the current zoning districts and the regulations contained in the County's RA and R-1 zoning districts. He stated that the proposed R-1 district limits the density to one unit per acre while the RA district would allow one unit per five acres.

The Planning Director indicated that once the two districts are adopted they will become part of the zoning ordinance but will not apply to any land until the boundary adjustment is completed.

He said that the Planning Commission had voted unanimously for the text amendment and recommended that golf courses, swim and tennis clubs and bed and breakfasts be added as uses permitted by a special use permit and that Commissioners recommended that the R-1 district be renamed R-40 so that the name of the new zoning district would be consistent with the other single family designations. Staff recommended approval of the text amendment.

The Mayor asked if there were citizens to speak for or against the amendment. There being no citizens wishing to speak, he closed the public hearing at 8:02 p.m. and noted that ordinance 1998-5 was included for Council consideration.

On a motion by Mr. Mann, seconded by Mr. Foley, Council voted 7-0 to adopt Ordinance 1998-5. (For: Lewis, Reynolds, Foley, Mann, Walker, Rice and Tarr.)

Zoning ordinance text amendment ZOTA #98-3, an amendment to revise Section 2-13 of the Town of Warrenton Zoning Ordinance. Raymond P. Ocel, Jr., Director of Planning and Community Development.

The Mayor opened the public hearing at 8:03 p.m. and called upon the Planning Director. Mr. Ocel stated that the purpose of the amendment was to modify Section 2-13 which required that all land that is annexed into the Town shall be considered to be in the R-15 district. He noted that the 1200 acres proposed to be boundary adjusted contained several zoning designations in the County. He suggested changing R-15 to the R-40 district or if there is a less dense property in the County coming into town that it would be zoned R-E and the commercial property would be zoned CL, Commercial Limited. He explained that the Planning Commission unanimously recommended approval, as was staff.

Mr. Lewis expressed concern that as far as the County R-4 zoning, the Town zoning category would not be close to the density that would be allowed in the County.

Mr. Rice asked about the land use property designation in the now would affect the Town tax revenues.

The Mayor called for citizens to speak or against the request.

Per Bang-Jensen, Chestnut Street resident, felt it would be a problem with the zoning designation and felt the ordinance should address adoption of industrial property into the Town. He indicated that the property should be brought into the Town at the Town zoning designation closest to what it is in the County. He thought the Town should not offer land use.

The Mayor called for other citizens to speak for or against the request. There being no other citizens wishing to speak, the Mayor closed the public hearing at 8:17 p.m. and noted that Ordinance 1998-6 was included for Council consideration.

On a motion by Mr. Foley, seconded by Mr. Mann, the Council voted 7-0 to adopt Ordinance 1998-6 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

Ordinance 1998-01, an ordinance amending Section 10-5(a) entitled “Speed Limits on Certain Streets, etc.” of the Code for the Town of Warrenton. Edward B. Tucker, Jr., Director of Public Works/Utilities.

The Mayor opened the public hearing at 8:19 p.m. and called upon the Public Works/Utilities Director to give his report.

Mr. Tucker stated that Ordinance 1998-01 would correct an error in Town Code, Section 10-5 (c) which refers to a 45-mile-per hour speed limit for Winchester Street from the north corporate limit to a point 1,000 feet south. He noted it was an error because Winchester Street does not exist at this location and ends with Lee Highway and the street described is actually Broadview Avenue which is specified as 40 miles per hour. He explained all reference to Winchester Street would be deleted. He also noted that with the completion of the Route 17 Spur that that portion of the Spur which is in the Town limits and subject to Town law enforcement is not addressed and the ordinance change adds the Spur to Section 10-5 (d) setting the speed limit at the VDOT posted limit of 55 miles per hour.

The Director stated that there is 500 feet of Lee Highway leading into Town which is set at 55 miles per hour under Section 10-5(d) and that by deleting reference to Lee Highway in this section, the speed limit will be 40 miles per hour and be consistent with the other entrances to town (Shirley Avenue, Lee Street, Route 211 and Route 17).

The Mayor called for citizens to speak for or against the ordinance. There being no citizens wishing to speak, the Mayor closed the public hearing at 8:20 p.m.

Mr. Mann moved for adoption of Ordinance 1998-01, Mr. Tarr seconded the motion and Council voted 7-0 for adoption (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

CONSENT AGENDA.

- a. Approval of minutes of the regular meeting of Council held on March 10, 1998.

- b. Financial statements and staff reports and Board and Commission minutes.
 - 1) March statement of accounts paid.
 - 2) Financial statement for period ending March 31, 1998.
 - 3) Miscellaneous staff reports.
 - 4) Minutes of the Planning Commission meeting held on March 17, 1998 and the Architectural Review Board held on March 25, 1998.
 - 5) Menlough Section One, Phases C & D bond reduction.
 - 6) Menlough Section One, Phase E, bond reduction.
 - 7) Consideration of request of Partnership for Warrenton to hold annual Father's Day Car Show.
 - 8) Consideration of request of Partnership for Warrenton to hold Independence Day Parade.
 - 9) Consideration of closure of streets for Memorial Day Parade.

On a motion by Mr. Walker, seconded by Mr. Lewis, the consent agenda was approved on a vote of 7-0 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

NEW BUSINESS.

Consideration of resolution requesting that Virginia Department of Transportation deed to the Town the right of way property for the "Old Bypass" (Shirley Avenue, Broadview Avenue, and Lee Highway), not previously conveyed to the Town. Edward B. Tucker, Jr., Director of Public Works/Utilities.

The Mayor called upon the Public Works/Utilities Director to give his report. Mr. Tucker stated that he had discovered that the right of way for Shirley Avenue, Broadview Avenue and Lee Highway was never conveyed to the Town by Virginia Department of Transportation. He noted that VDOT was willing to convey the right of way to the Town and that the conveyance would allow the Town control over the use of any excess right of way within the Town. He explained that because of some complications with ramps on the 17 Spur, VDOT would like to retain control of that portion of right of way, but maintenance payments would not be affected.

The following resolution was presented for Council consideration:

**RESOLUTION
REQUESTING THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION
DEED
RIGHT OF WAY TO THE TOWN OF WARRENTON**

WHEREAS, the Town of Warrenton performs the maintenance of the streets within the town limits and receives maintenance payments from the Virginia Department of Transportation (VDOT) under Section 33.1- 41.1 of the Code of Virginia and;

WHEREAS, VDOT acquired the right of way for the construction of the Old By-pass (Shirley Avenue, Broadview Avenue and Lee Highway) under **Project 1073 C M-1 (Old Route 17) Fauquier County**, which at the time was outside the town corporate limits and;

WHEREAS, the Town on December 11, 1959 annexed the project area and it lies entirely within the Town limits and the right of way was not conveyed from VDOT to the Town and;

WHEREAS, VDOT acquired additional right of way to complete the route construction under **Project 0015-156-101 RW 201 and Project 0015-156-101 RW 202, Town of Warrenton**, and;

WHEREAS, the right of way from **Project # 0015-156-101 RW 201 and Project # 0015-156-101 RW 202, Town of Warrenton** has not been conveyed to the Town of Warrenton and;

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Warrenton requests that the Virginia Department of Transportation deed to the Town of Warrenton the right of way and any residues within the Town of Warrenton acquired under **Project 1073 C, M-1 (Old Route 17) Fauquier County, Project 0015-156-101 RW 201 and Project 0015-156-101 RW 202, Town of Warrenton** from the southern corporate limits to Blackwell Road.

On a motion by Mr. Foley, seconded by Mr. Lewis, the resolution was adopted on a 7-0 Council vote (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

Consideration of extension of the deadline for usage of 62 out of town water and sewer taps conveyed by the Town to Dr. David Couk. John A. Anzivino, Town Manager.

The Town Manager stated that in 1989 when the Warrenton Training Center sewerline was installed that in exchange for right of way for the new sewage interceptor the Town negotiated 62 water and sewer taps to Dr. Couk. He noted that there was a time limit placed on the use of the taps and was requesting that the time limit be extended for a longer period of time. The Manager proposed, since there was no restriction on any of the other taps along the line, that the agreement be extended indefinitely.

The Mayor noted that the following resolution was presented for consideration:

A RESOLUTION
 REMOVING TIME LIMITATIONS
 FOR PURCHASE OF SEWER/WATER TAPS
 BY DAVID E. COUK

WHEREAS, pursuant to an Agreement dated August 21, 1987, the Town provides sewer services to the Warrenton Training Center and acquired by donation from David E. Couk and others sewer easements for the installation of the line to serve the Warrenton Training Center; and

WHEREAS, David E. Couk's property is located in Fauquier County, not in the Town of Warrenton; and

WHEREAS, the Town Council at its regularly scheduled meeting held on November 15, 1989 authorized the sale of sixty-two (62) water and sewer taps to David E. Couk, to be paid for at the then effective regular out of town rates for such taps at the time applied for and further restricted the sale of such taps by requiring them to be purchased prior to November 15, 1999; and

WHEREAS, the Town Council desires to remove the restriction that the water and sewer taps be purchased by November 15, 1999.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Warrenton that the rights and privileges of David E. Couk to purchase sixty-two (62) out of town water and sewer taps is hereby confirmed; and

BE IT FURTHER RESOLVED that the Town Council does hereby remove any time limitations on such right but continues to require that David E. Couk be restricted to service for taps for sixty-two (62) dwelling units and that he be required to pay therefore the regular out of town taps fees effective on the date of application for any such water and sewer taps.

On a motion by Mr. Foley, seconded by Ms. Reynolds, the resolution was adopted on a vote of 7-0 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

Request for resolution adoption designating the Town as fiscal agent for a transportation demonstration grant for the Fauquier Family Resource Network. Mr. Dennis Osborn.

Mr. Dennis Osborn, representing Fauquier Family Resource Network, distributed some information concerning the proposal pointing out the way the transportation system would work. He indicated that a grant would be applied for and that the Town's positive response to the resolution designating the Town as fiscal agent was requested. He pointed out that the state provides 95 percent funding and a local 5 percent match would be provided by the Fauquier Family Resource Network so there was no monetary requirement for the Town.

The following resolution was presented for consideration:

FY99 PUBLIC TRANSPORTATION STATE AID APPLICATION

FORM 11.10 STATE AID APPLICATION RESOLUTION

BE IT RESOLVED by the Town of Warrenton that Mark McGregor is authorized, for and on behalf of the Loudoun County Transportation Association, hereafter referred to as PUBLIC BODY, to execute and file an application to the Department of Rail and Public Transportation, Commonwealth of Virginia, hereafter referred to as the DEPARTMENT, for a grant of financial assistance in the amount of \$41,800.00 to defray the costs borne by the PUBLIC BODY for an Experimental Project and to accept from the Department grants in such amounts as may be awarded, and to authorize Mark McGregor to furnish to the Department such documents as may be required for processing the grant request.

The Town of Warrenton certifies that the funds shall be used in accordance with the requirements of Section 58.1-638.A.4 of the Code of Virginia, that the PUBLIC BODY will provide funds in the amount of \$2,000.00, which will be used to match the state funds in the ratio as required in such Act, that the records of receipts of expenditures of funds granted the PUBLIC BODY may be subject to audit by the Department and by the State Auditor of Public Accounts, and that funds granted to the PUBLIC BODY for defraying the expenses of the PUBLIC BODY shall be used only for such purposes as authorized in the Code of Virginia. The undersigned duly qualified and acting Manager of the PUBLIC BODY certifies that the foregoing is a true and correct copy, adopted at a legally convened meeting of the Town Council of the Town of Warrenton held the 14th day of April, 1998.

On a motion by Ms. Reynolds, seconded by Mr. Tarr, the resolution was adopted by Council vote of 7-0 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

Consideration of appointment of member to Planning Commission to fill term expiring December 31, 1998. John A. Anzivino, Town Manager.

The Manager noted that John Nelson, former Planning Commission member, had relocated and had resigned from the Planning Commission and that Mr. Nelson had suggested that Ms. Susan Riley, resident of Old Orchard Lane, be appointed.

Mr. Lewis moved that the appointment be tabled for 30 days and advertised. Mr. Mann seconded the motion and Council voted 7-0 (For: Lewis, Reynolds, Foley, Mann, Walker, Rice, Tarr).

REPORTS AND COMMUNICATIONS.

Report from the Town Attorney.

The Town Attorney stated that he did not have anything to add to his written report.

Report from the Finance Committee.

Mr. Lewis, Chairman, stated there was no report.

Report from the Police Committee.

Mr. Walker, Police Committee Chairman, stated there was no report.

Report from the Public Works Committee.

Mr. Mann, Chairman of the Public Works Committee, did not have a report.

Report from the Water and Sewer Committee.

Mr. Foley, Chairman, noted concerning the Liaison Committee, that the boundary adjustment was proceeding fairly smoothly and the master water and sewer agreement is progressing.

Report from the Town Manager.

The Manager reported that a Town section, sponsored by the Virginia Municipal League, was scheduled for noon on May 29. The Manager distributed a letter of appreciation received concerning the Economic Development Director.

He noted that information was included in the Council package concerning the meals and lodging tax before and after the opening of the Route 17 Spur. He explained that information was being gathered to prepare bylaws for Council.

He indicated that the Turkey Run pump station bid opening was on Thursday, April 16, the Garden Street drainage project begins in three weeks, the Rails to Trails project would be underway in early May, the site plan for Friendly’s restaurant had been approved and requests for proposals have been received for audit services for the next fiscal year.

The Mayor stated that a special meeting would be held on April 27 at 5:00 p.m. to consider budget adoption.

There being no further business, the meeting was adjourned at 8:45 p.m.

Weimer
Recorder

Evelyn J.
Town

BK0811PG1718

PREPARED BY VDOT
 UNDER SUPERVISION OF THE
 OFFICE OF THE ATTORNEY GENERAL

9808551

THIS DEED, Made this 4th day of May, 1998, by and between the COMMONWEALTH OF VIRGINIA, acting by and through the Commonwealth Transportation Commissioner, Grantor, and TOWN OF WARRENTON, a Virginia Municipal Corporation, Grantee;

WITNESSETH: THAT WHEREAS, this conveyance is authorized in accordance with the provisions of Section 33.1-89 of the Code of Virginia (1950), as amended, in accordance with the request of the Town of Warrenton contained in the resolution passed by the Town at their regular meeting held on the 14th day of April, 1998.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the Grantor does hereby release, remise and quitclaim unto the Grantee all its rights, title, and interest in and to the hereinafter described lot or parcel of land, all of which lies in the Town of Warrenton, Fauquier County, Virginia:

Being as shown on the plans for Route 15, State Highway Projects 1073 C M-1, 0015-156-101, RM-201, and 0015-156-101, RM-202, and being all the lands lying on both sides of the centerline of Route 15 and the left and right limits of the acquisition lines including connections to various streets, permanent easements and residues, from the southern corporate limits to Blackwell Road, and being all the lands acquired by the Grantor from various parties as shown on the Right of Way Data Sheets attached hereto, except for Parcels 24, 25, 26 and 27 on Project 1073 C M-1, and Parcel 027 on Project 0015-156-101, RM-202, and being a part of this conveyance and are to be recorded herewith as a part of this conveyance. (SEE HIGHWAY PLAT BOOK #8, PAGES 115 & 115A)

Examined and
 Returned to:

TOWN ATTORNEY

JUL 30 1998

EX0811PG1719

IN WITNESS WHEREOF, the Commonwealth of Virginia, acting by and through David R. Gehr, Commonwealth Transportation Commissioner, has caused this deed to be executed in her name as of the day, month and year first above written.

COMMONWEALTH OF VIRGINIA

BY David R. Gehr (SEAL)
Commonwealth Transportation Commissioner

COMMONWEALTH OF VIRGINIA

City of Richmond, To-Wit:

I, John E. Donley, a Notary Public in and for the State of Virginia at Large, do certify that David R. Gehr, Commonwealth Transportation Commissioner, whose name is signed to the foregoing writing bearing date on the 4th day of May, 1998, has acknowledged the same before me.

My commission expires April 30, 2000.

Given under my hand this 6th day of May, 1998.

John E. Donley
Notary Public

VIRGINIA: IN THE CLERK'S OFFICE OF THE JUDICIAL CIRCUIT COURT

This instrument was received in this office and with certificate admitted to record on JUL 30 1998 at 3:44 P.M. Tax of \$ 0 imposed by Section 58.1-802 Paid. Consideration: \$ —
State Tax \$.15 County Tax \$.05
Transfer Fee \$ — VSLF \$1.00 Technology Fee \$2.00
Clerk's Fee \$ 14.00 Total \$ 15.20
Teste: Wm. D. Harris Clerk

BK0863PG0971

00 02243

DEED

THIS DEED OF CONVEYANCE, made and entered into this 14th day of March, 2000, by and between the Town of Warrenton, a Virginia municipal corporation, hereinafter referred to as the Grantor, and Goal L.C., a Virginia limited liability company, hereinafter referred to as the Grantee, the principal office's address being 18713 Ryland Chapel Road, Jeffersonton, Virginia 22724.

RECITALS

R-1. The Grantor is the owner of 32,134 sq. ft. of land (hereinafter "the property"), located along Broadview Avenue, in the Town of Warrenton, having acquired the same by Deed dated May 4, 1998 and recorded among the land records of Fauquier County in Deed Book 811 at Page 1718.

R-2. The Town Council for the Town of Warrenton adopted a duly authorized resolution at its November 9, 1999 meeting, authorizing the sale of the property to the Grantee herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with SPECIAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee 32,134 sq. ft. of land, located in the

Examined and Returned to:
PIEDMONT
TITLE
(WALKER,
JONES,
et Als)

MAR 16 2000
DL

TAX
MAP # NOT
YET
ASSESSED

Exempt from Grantor's Tax pursuant to Virginia Code Section 58.1-811C(3).

BK 0863PG 0972

Town of Warrenton, Center Magisterial District, Fauquier County, Virginia, as the same as more thoroughly described in Exhibit A attached hereto and incorporated herein.

AND BEING one of the several properties described in a Deed dated May 4, 1998, by and between the Virginia Department of Transportation and the Town of Warrenton, recorded in Deed Book 811 at Page 1718 among the land records of Fauquier County, Virginia.

FURTHER, the Grantee, as evidenced by its acceptance and recordation of this Deed, hereby covenants and agrees for itself, its successors and assigns, that no buildings or structures shall be built on the property conveyed herein, except for signs in compliance with the Town of Warrenton's then existing sign ordinance and parking lots in compliance with the Town's then existing parking ordinance.

This conveyance is made expressly subject to the restrictions, conditions, rights of way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and in manners visible upon inspection.

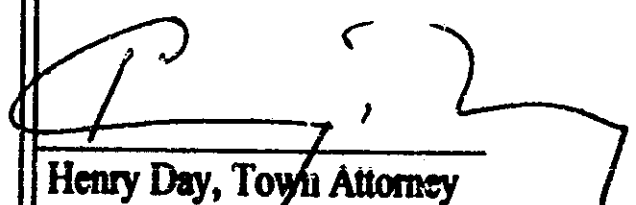
IN WITNESS WHEREOF, the parties have caused this instrument to be executed pursuant to due authority.

THE TOWN OF WARRENTON, a Virginia municipal corporation


By: John Anzivino (SEAL)
John Anzivino
Its Town Manager

BK 0863 PG 0973

APPROVED AS TO FORM:

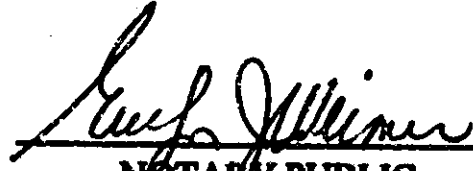

Henry Day, Town Attorney

GOAL L.C., a Virginia limited liability company

By:  (SEAL)
Giancarlo Oderda,
Its Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit

I, Evelyn J. Weiler a Notary Public for the State and County aforesaid do certify that John Anzivino, for TOWN OF WARRENTON, VIRGINIA, a municipal corporation, has, in his capacity as Town Manager and on behalf of the TOWN OF WARRENTON acknowledged the foregoing Deed before me this 15th day of March, 2000.


NOTARY PUBLIC

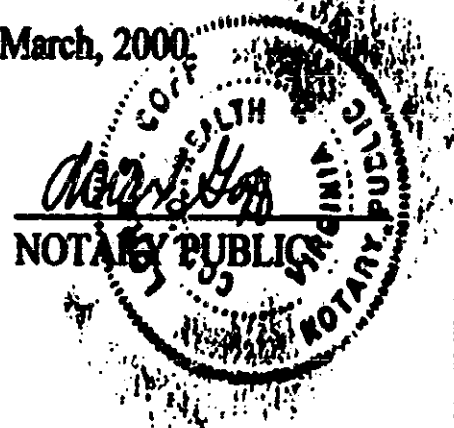
My commission expires: 9-30-02



COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

I, Lora S. Goff, a Notary Public in and for the said Commonwealth and County, do hereby certify that this day personally appeared before me in my said County, Giancarlo Oderda, whose name is signed to the foregoing Deed, dated the 14th day of March, 2000, and acknowledged the same before me in my said jurisdiction.

GIVEN under my hand and notarial seal this 15th day of March, 2000.



My commission expires: June 30, 2001

Prepared by:
Henry Day, Town Attorney

C:\WP51\TOWN\GOAL\DED

BK0863PG0975

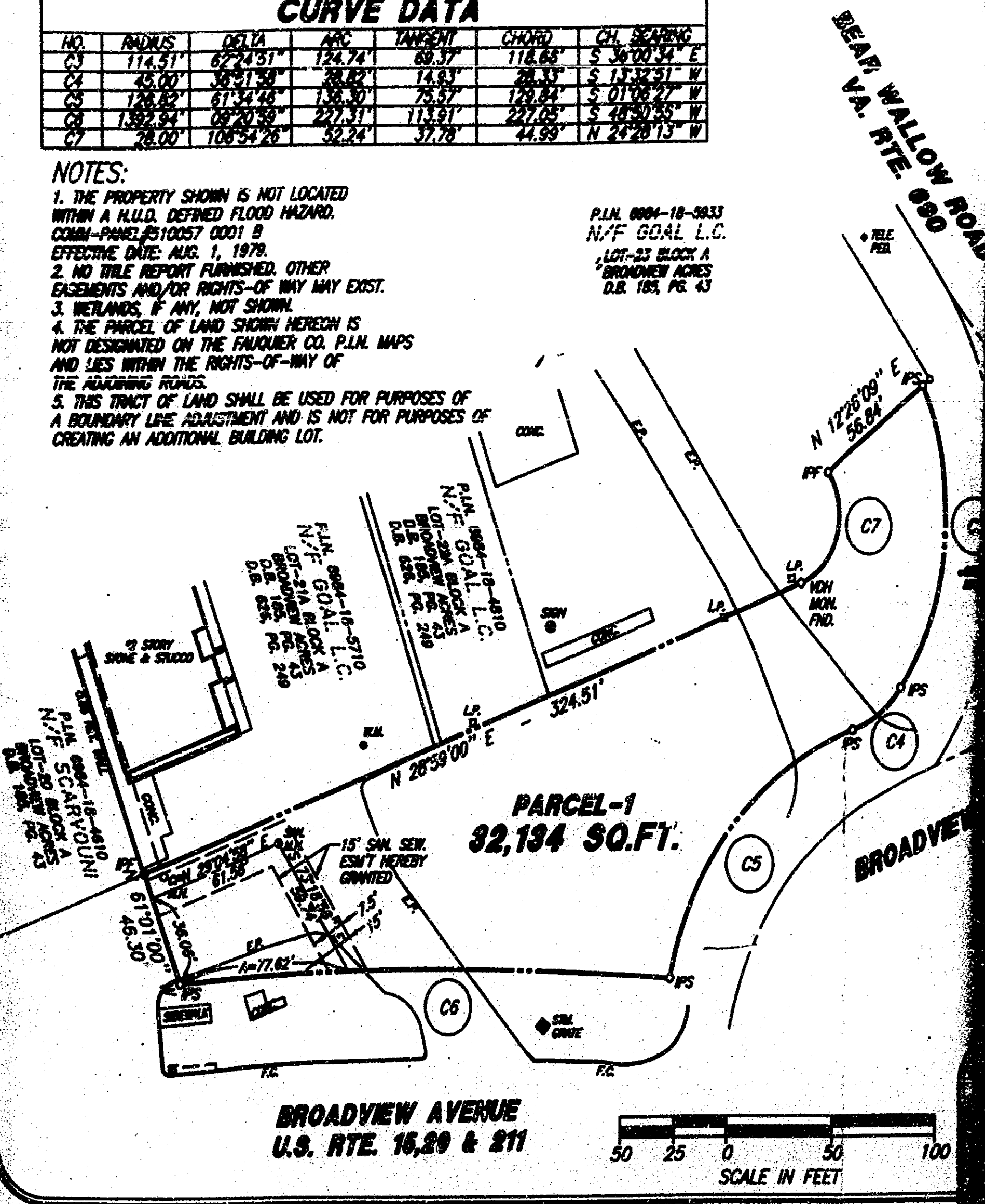
CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
C3	114.51'	62°24'51"	124.74'	89.37'	118.65'	S 36°00'34" E
C4	45.00'	36°51'58"	28.82'	14.93'	28.33'	S 13°32'51" W
C5	126.82'	61°34'46"	136.30'	75.57'	129.84'	S 01°06'27" W
C6	1392.94'	08°20'39"	227.31'	113.91'	227.05'	S 48°50'35" W
C7	28.00'	106°54'26"	52.24'	37.78'	44.99'	N 24°28'13" W

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.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. THE PARCEL OF LAND SHOWN HEREON IS NOT DESIGNATED ON THE FAUQUIER CO. P.L.N. MAPS AND LIES WITHIN THE RIGHTS-OF-WAY OF THE ADJOINING ROADS.
5. THIS TRACT OF LAND SHALL BE USED FOR PURPOSES OF A BOUNDARY LINE ADJUSTMENT AND IS NOT FOR PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

P.L.N. 0804-18-5933
 N/F GOAL L.C.
 LOT-23 BLOCK A
 BROADVIEW ACRES
 D.B. 185, PG. 43



SURVEYOR'S CERTIFICATE

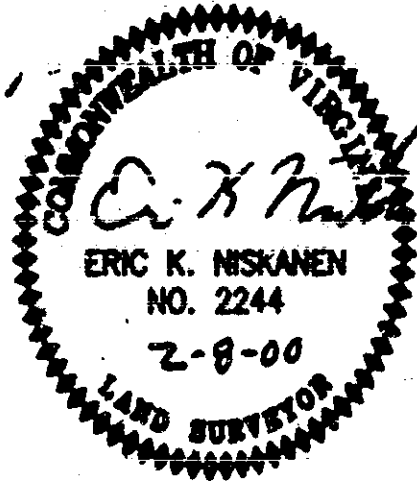
BK0863PG0976

Item c.

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 THE TOWN OF WARRENTON AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen

ERIC K. NISKANEN LS NO 2244



This does not constitute a subdivision and may be entered to record.

Ronald [Signature]
Zoning Administrator

3-15-00
Date

PLAT SHOWING
A PORTION OF THE PROPERTY OF
THE TOWN OF WARRENTON
AND SANITARY SEWER EASEMENT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=50'

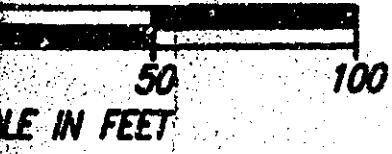
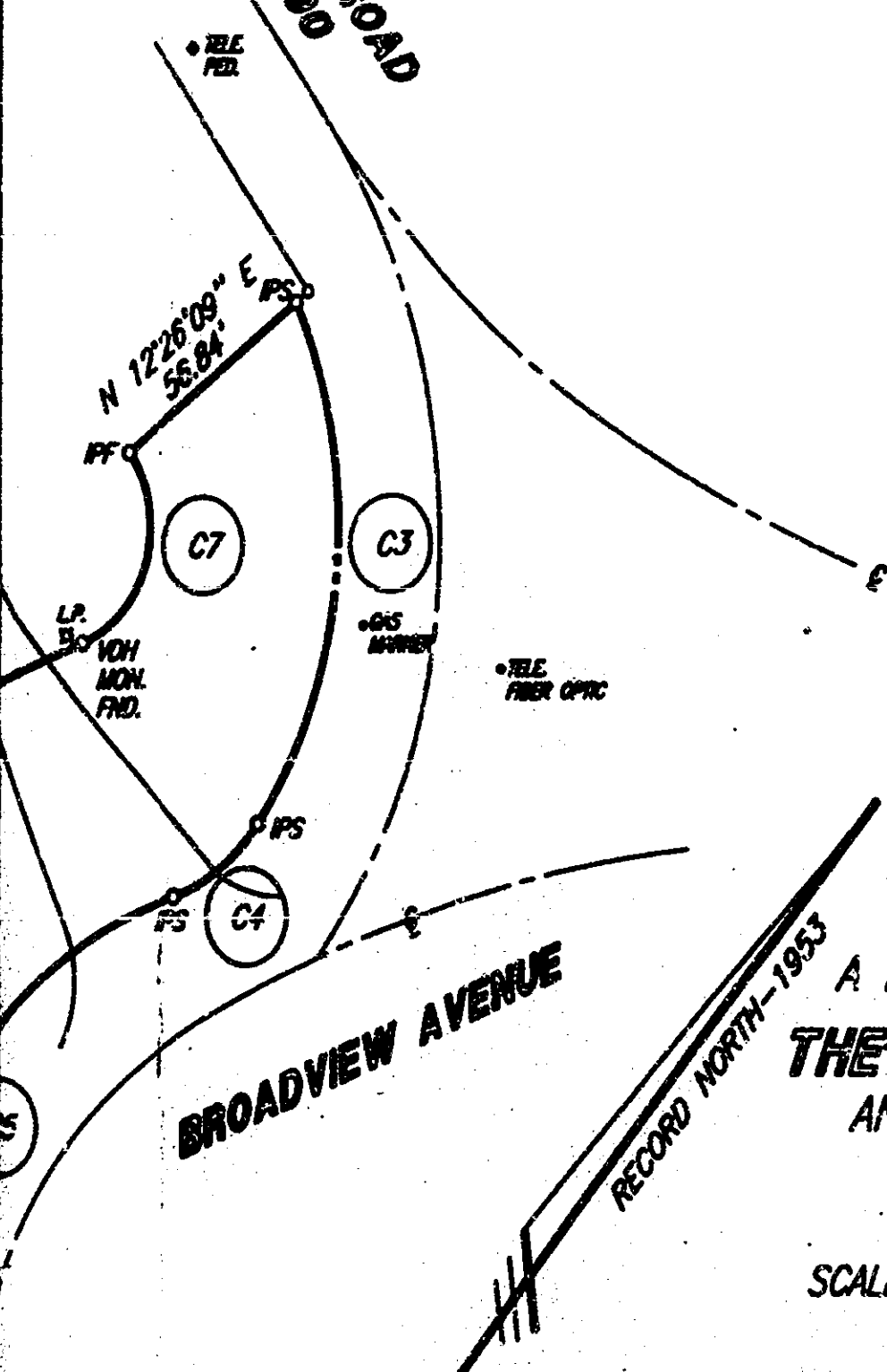
DECEMBER 10, 1999
REVISED: FEB. 8, 2000

PROJECT #98198

CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

BEAR WALLOW ROAD
VA. RTE. 680



BK 0863 PG 0977

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 MAR 16 2000

at 10:24 A m. Tax of \$ EXEMPT imposed by Section

58.1-802 Paid. Consideration: \$ 82,000.00

State Tax \$ 123.00 County Tax \$ 41.00

Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$3.00

Clerk's Fee \$ 15.00 Total: \$ 184.00

Teste: Gail H Barb Clerk

BK0863PG0978
00 02244

Item c.

Examined and
Returned to: **PIEDMONT**
Title
(Walker, Jones, et Als)

MAR 16 2000
ore

NOT PART OF THE ASSUMING...
NOT CREATE A NEW BUILDING LOT.
BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R
2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO
CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.
BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1
22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED
FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134
SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1
IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES
GOAL L.C.

BY: *[Signature]* Glancarlo Odearda, Manager
CERTIFICATE OF ACKNOWLEDGEMENT:
CITY/COUNTY OF FAUQUIER
COMMONWEALTH/STATE OF VIRGINIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 9th DAY OF February, 20 00.
BY Glancarlo Odearda, Manager, on behalf of Goal L.C.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 30, 2001



WHERE THE CO
PROTECTED BY
DATE: AUGUST
THIS DOES NO
2. WEZLANDS
3. NO TITLE A

SURVE
I, ERIC K. N
VIRGINIA, DO
OF MY KNOW
AND STAND
PROFESSION
I FURTHER U
GOAL L.C.
AS FOUND A
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TO BE RECO
THE DETERM
DESCRIPTION

BK0863PG0980

FILENAME: H:\Ordero (Morrison)-98198\PLATS\98198BLA01 PLOT DATE: 2/8/2000

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-21A-R

8,586 SQ.FT. (TRACT-3) IS HEREBY ADDED TO AND 3,138 SQ.FT. (TRACT-7) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY SUBTRACTED FROM AND 1,327 SQ.FT. (TRACT-5) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 26,752 SQ.FT. TO CREATE ONE PARCEL OF 35,329 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-22A-R

904 SQ.FT. (TRACT-2) IS HEREBY ADDED TO AND 1,820 SQ.FT. (TRACT-4) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY SUBTRACTED FROM AND 3,138 SQ.FT. (TRACT-7) IS HEREBY SUBTRACTED FROM AND 20,819 SQ.FT. (TRACT-8) IS HEREBY ADDED TO AND 2,185 SQ.FT. (TRACT-10) IS HEREBY ADDED TO AND 8,913 SQ.FT. (TRACT-9) IS HEREBY ADDED TO PART OF THE ADJOINING 33,245 SQ.FT. TO CREATE ONE PARCEL OF 52,645 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-23R

22,644 SQ.FT. (TRACT-1) IS HEREBY ADDED TO AND 1,327 SQ.FT. (TRACT-5) IS HEREBY ADDED TO AND 12,103 SQ.FT. (TRACT-6) IS HEREBY ADDED TO AND 20,819 SQ.FT. (TRACT-8) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 51,104 SQ.FT. TO CREATE ONE PARCEL OF 66,359 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-41R

2,185 SQ.FT. (TRACT-10) IS BY SUBTRACTED FROM PART OF THE ADJOINING 20,164 SQ.FT. TO CREATE ONE PARCEL OF 17,979 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-42R

8,913 SQ.FT. (TRACT-9) IS BY SUBTRACTED FROM AND 2,423 SQ.FT. (TRACT-11) IS HEREBY ADDED TO PART OF THE ADJOINING 22,116 SQ.FT. TO CREATE ONE PARCEL OF 15,626 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR LOT-43R

2,423 SQ.FT. (TRACT-11) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 24,031 SQ.FT. TO CREATE ONE PARCEL OF 21,608 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT.

BOUNDARY LINE ADJUSTMENT STATEMENT FOR PARCEL-1

22,644 SQ.FT. (TRACT-1) IS HEREBY SUBTRACTED FROM AND 904 (TRACT-2) IS HEREBY SUBTRACTED FROM AND 8,586 SQ.FT. (TRACT-3) IS HEREBY SUBTRACTED FROM PART OF THE ADJOINING 32,134 SQ.FT. TO CREATE ONE PARCEL OF 0 SQ.FT. AND DOES NOT CREATE A NEW BUILDING LOT. PARCEL-1 IS ELIMINATED AS A RESULT OF THIS BOUNDARY LINE ADJUSTMENT.

APP
BK0863PG0981

NOTES:

1. THE PROPERTY BETWEEN LIMITS SUBJECT TO THIS WHERE THE CO PROTECTED BY DATE: AUGUST THIS DOES NOT
2. WETLANDS,
3. NO TITLE R

SURVE

1. ERIC K. N VIRGINIA DO OF MY KNOW AND STANDAR PROFESSION

THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
WETLANDS, IF ANY, NOT SHOWN.
NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

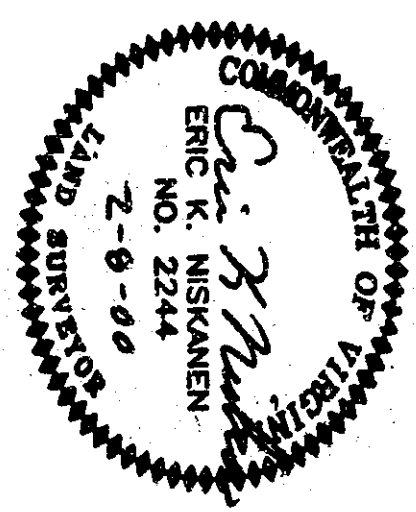
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF GOAL L.C.
AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN DEED BOOK 760, PAGE 613 AND A DEED FROM THE TOWN OF WARRENTON TO BE RECORDED IMMEDIATELY PRIOR TO THIS BOUNDARY LINE ADJUSTMENT. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

BOUNDARY ADJUSTMENT

This plat is authorized as a boundary adjustment in accordance with Section 3-15 of the Town of Warrenton Subdivision Ordinance dated March 15, 1991.

Raymond Daulton
Spoking Administrator
3-15-99




PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 21A, 22A, & 23 BLOCK A
BROADVIEW ACRES
DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES
DEED BOOK 197, PAGE 41
AND PARCEL-1

THE PROPERTY OF
GOAL L.C.
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
DECEMBER 10, 1999
REASED: FEB. 8, 2000
SHEET 1 OF 3

PROJECT #98198-10

RD0863PG0980



CARSON, HARRIS & ASSOCIATES, LLC
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
39 GARRETT STREET, WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

APPROVAL BLOCK

BK 0863PG0981



VICINITY MAP
SCALE 1"=500'

NOTES:

1. THE PROPERTY AS SHOWN HEREON DOES LIE WITHIN ZONE B FLOOD HAZARD. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMM-PANEL # 510057 0001 B. EFFECTIVE DATE: AUGUST 1, 1979.
THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT & VACATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDUR AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYOR'S, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF

COMMONWEALTH OF VIRGINIA

BK0863PG0982

CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
C1	425.00"	16°38'09"	123.40"	62.14"	122.97"	N 20°39'56" E
C1A	425.00"	10°24'49"	77.24"	38.73"	77.14"	N 23°46'35" E
C1B	425.00"	06°13'20"	46.15"	23.10"	46.13"	N 15°27'31" E
C2	20.00"	90°00'00"	31.42"	20.00"	28.28"	N 57°20'51" E
C3	114.51"	62°24'51"	124.74"	69.37"	118.66"	S 36°00'34" E
C4	45.00"	36°51'58"	28.82"	14.93"	28.33"	S 13°32'51" W
C5	126.82"	61°34'46"	136.30"	75.57"	129.04"	S 01°06'27" W
C6	1392.94"	09°20'49"	227.31"	113.91"	227.05"	S 48°50'55" W
C6A	1392.94"	03°17'51"	80.16"	40.09"	80.15"	S 51°52'29" W
C6B	1392.94"	00°26'26"	10.71"	5.36"	10.71"	S 50°00'20" W
C6C	1392.94"	05°36'42"	136.43"	68.27"	136.37"	S 46°59'46" W

CURVE DATA

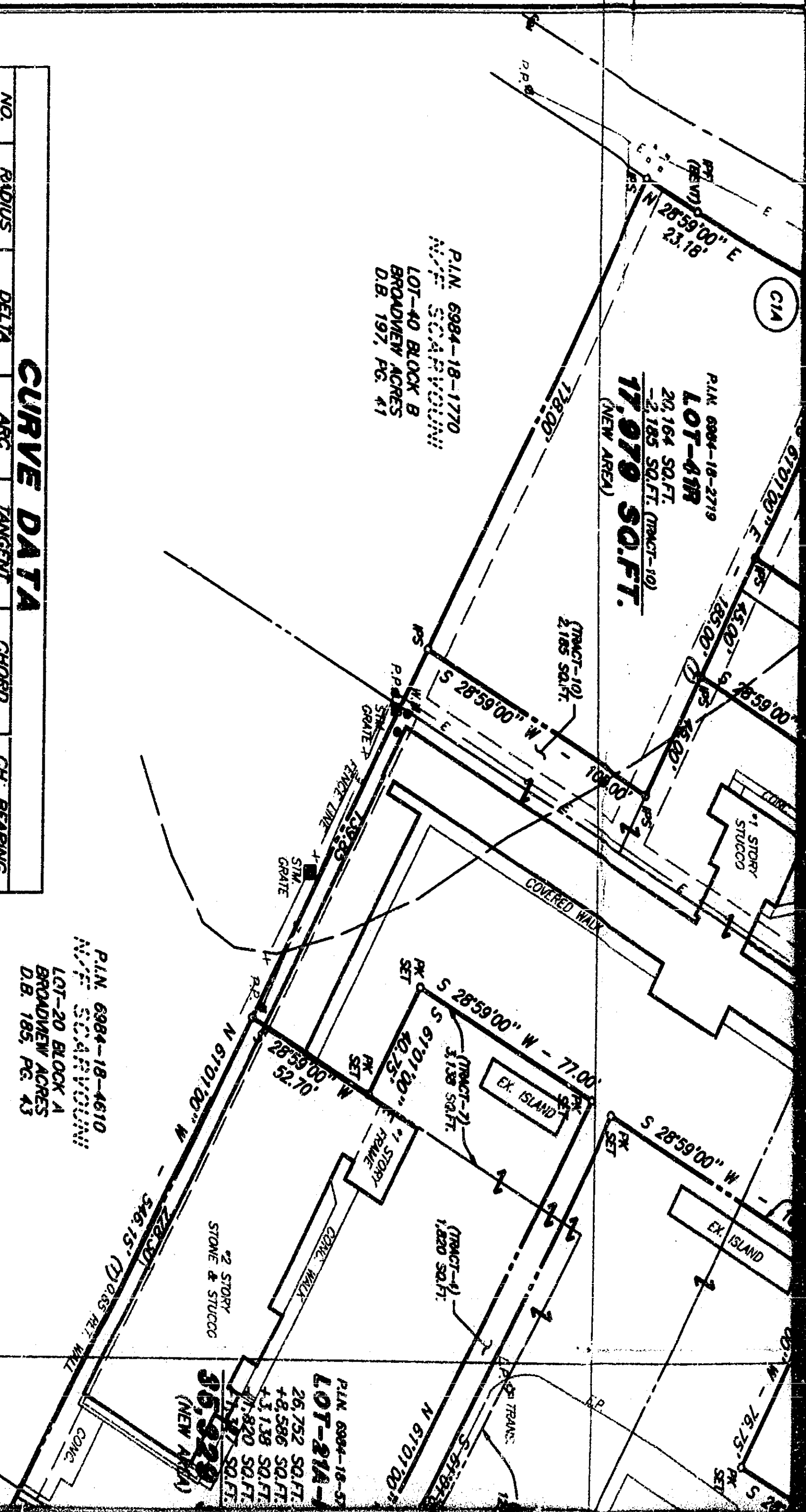
P.L.N. 6984-18-4610
 N.P.F. SCAPPOLONI
 LOT-20 BLOCK A
 BROADVIEW ACRES
 D.B. 185, PG. 43

P.L.N. 6984-18-1770
 N.P.F. SCAPPOLONI
 LOT-40 BLOCK B
 BROADVIEW ACRES
 D.B. 197, PG. 41

P.L.N. 6984-18-2719
 LOT-41R
 20,164 SQ.FT.
 -2,185 SQ.FT. (TRACT-10)
17,979 SQ.FT.
 (NEW AREA)

P.L.N. 6984-18-57
 LOT-21A-1
 26,752 SQ.FT.
 +8,586 SQ.FT.
 35,338 SQ.FT.
 -17,820 SQ.FT.
17,517 SQ.FT.
 (NEW AREA)

BK0863PG0984
 40 20



BK0863PG0983

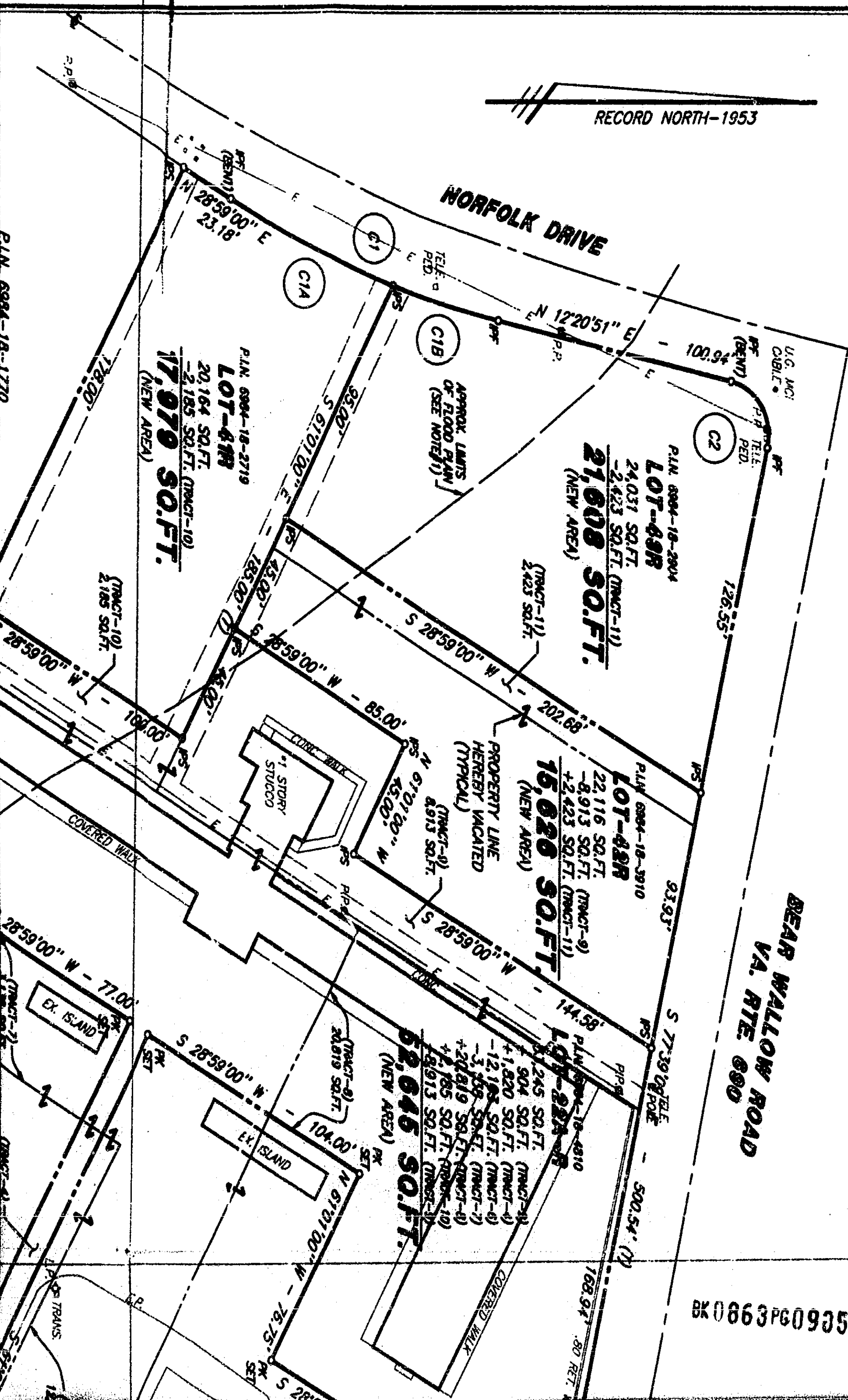
Item c.

FILENAME: H:\Odendo (Warrenton)-98198\PLATS\98198\A01 PLOT DATE: 2/8/2000

RECORD NORTH-1953

NORFOLK DRIVE

BEAR WALLOW ROAD
BEAR WALLOW ROAD
VA. RTE 890



PLAN 6984-18-1770

PLAN 6984-18-2719
LOT-4R
 20,164 SQ.FT.
 -2,185 SQ.FT. (TRACT-10)
17,979 SQ.FT.
 (NEW AREA)

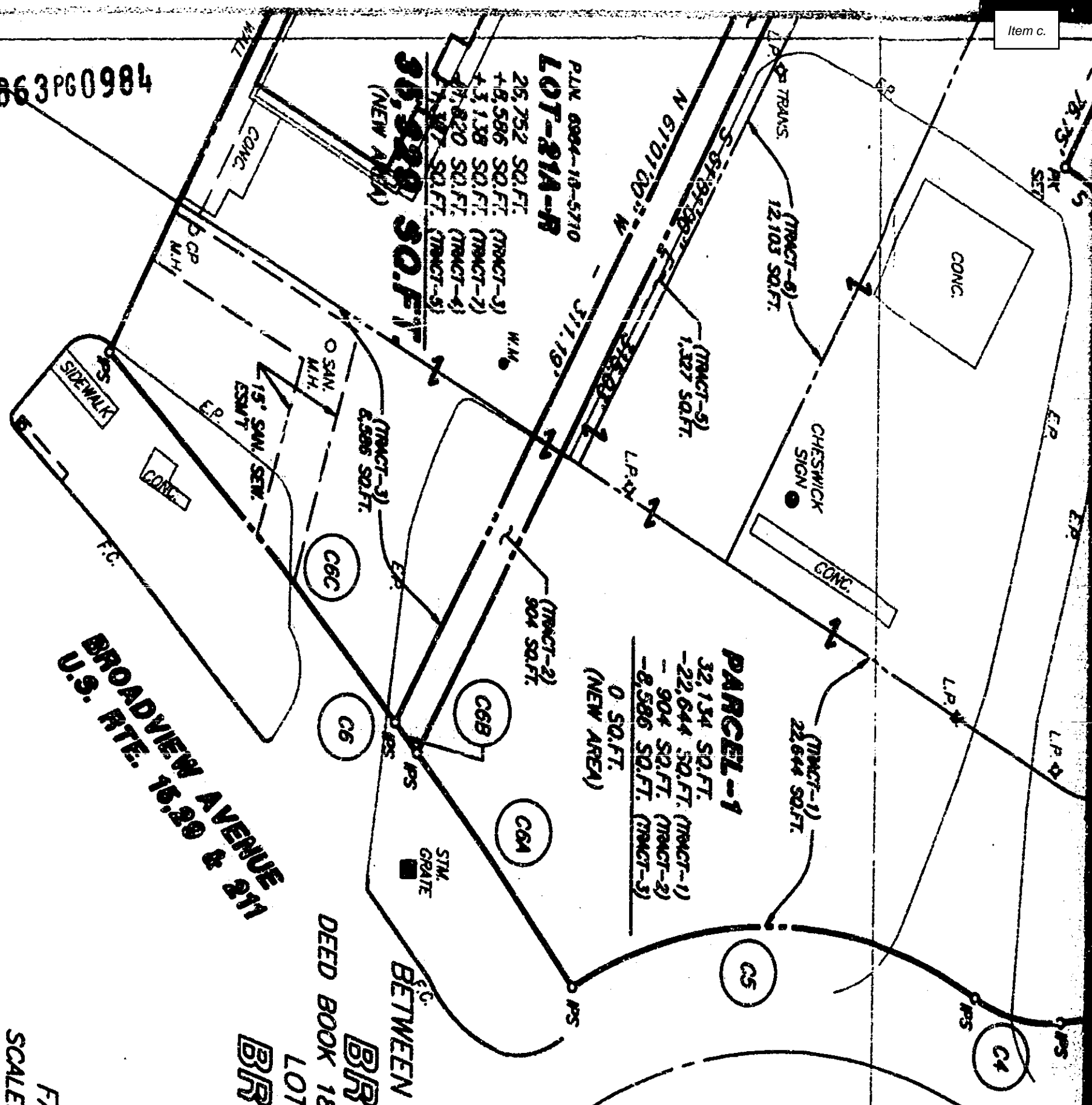
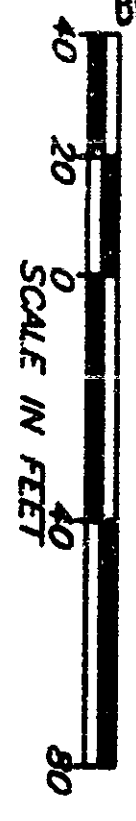
PLAN 6984-18-2804
LOT-4R
 24,031 SQ.FT.
 -2,423 SQ.FT. (TRACT-11)
21,608 SQ.FT.
 (NEW AREA)

PLAN 6984-18-3910
LOT-4R
 22,116 SQ.FT. (TRACT-9)
 -8,913 SQ.FT. (TRACT-11)
 +2,423 SQ.FT. (TRACT-11)
15,626 SQ.FT.
 (NEW AREA)

PLAN 6984-18-4810
LOT-4R
 51,245 SQ.FT. (TRACT-8)
 +904 SQ.FT. (TRACT-4)
 +1,820 SQ.FT. (TRACT-4)
 -12,193 SQ.FT. (TRACT-4)
 -3,968 SQ.FT. (TRACT-7)
 +20,819 SQ.FT. (TRACT-4)
 +4,765 SQ.FT. (TRACT-10)
 -8,913 SQ.FT. (TRACT-11)
62,646 SQ.FT.
 (NEW AREA)

BK0863PG0985

BK 0863PG0984



BROADVIEW AVENUE
U.S. RTE. 16.20 & 211



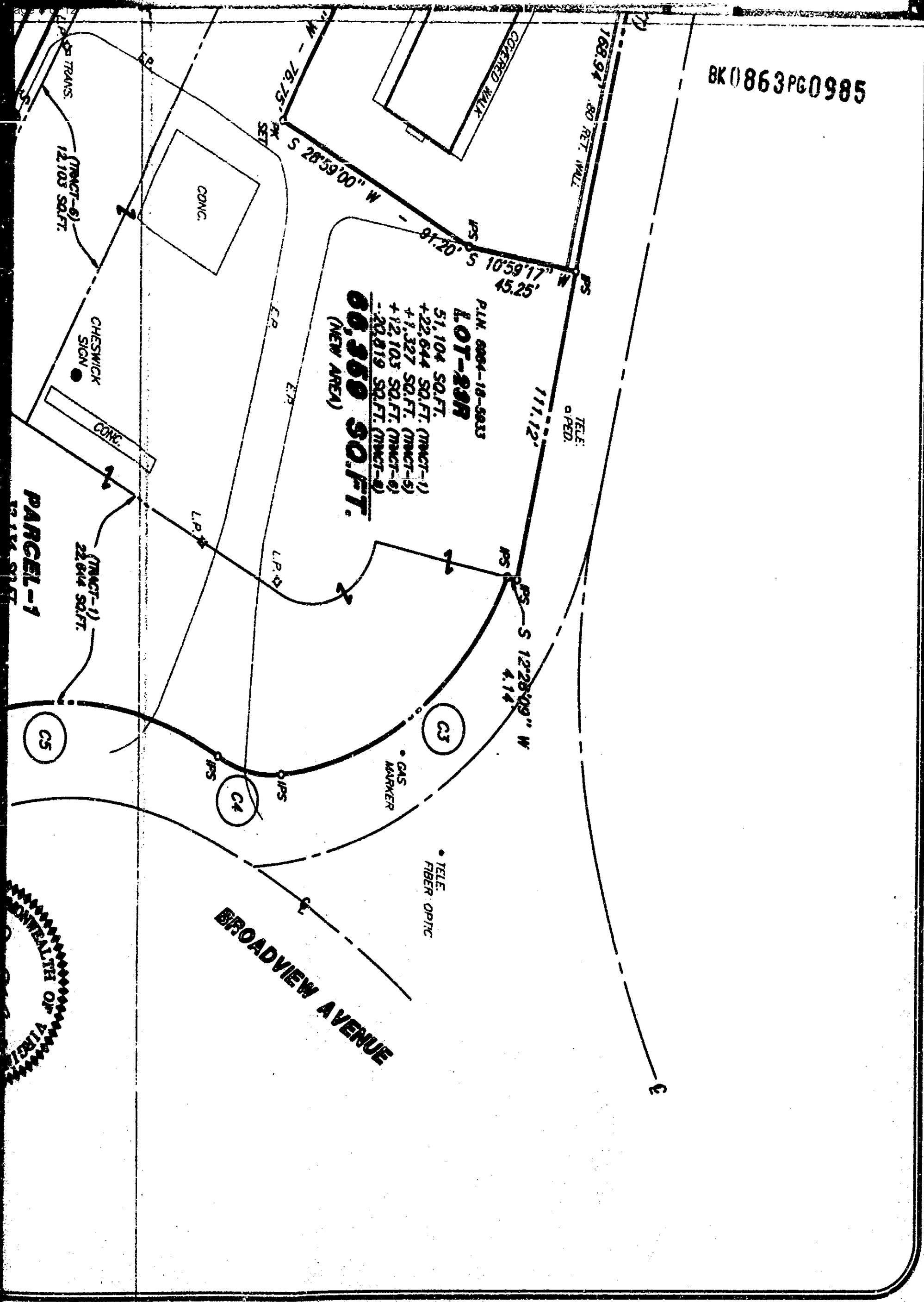
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN LOTS 21A, 22A, & 23 BLOCK A
BROADVIEW ACRES
DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES
DEED BOOK 197, PAGE 41
AND PARCEL-1

THE PROPERTY OF
GOAL L.C.
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=40'
DECEMBER 10, 1999
REVISED: FEB. 8, 2000
SHEET 2 OF 3
PROJECT #98198-10

CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
39 GARRETT STREET, WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

BK0863PG0985





OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

James M Lewis, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fairfax

COMMONWEALTH/STATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 24th DAY OF February, 2000

BY James M. Lewis, Trustee,

Debbie Lee Cooper

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2002

FILENAME: H:\Orinda (Warrenton)-98198\PLATS\98198BLA01 PLOT DATE: 2/9/2000

OWNER'S CONSENT STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, & TRUSTEES

Barth A. Ivic Robert W. Sylcox, V.P.
The Fauquier Bank

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Fauquier

COMMONWEALTH/STATE OF Virginia

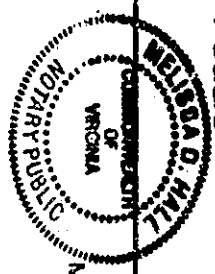
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 15th DAY OF February, 2000

BY Robert W. Sylcox

Melissa D. Hill
NOTARY PUBLIC

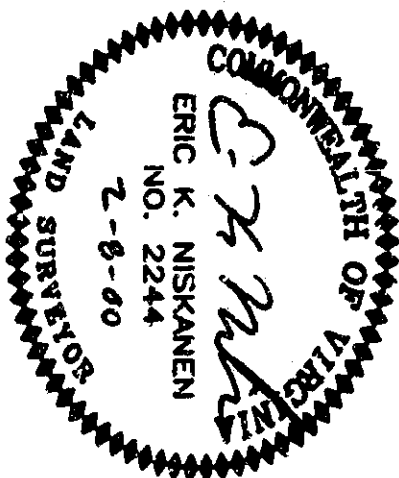
MY COMMISSION EXPIRES:



Melissa D. Hill
Notary Public
Commonwealth of Virginia
My Commission Expires April 30, 2001

OWNER'S CONSENT STATEMENT

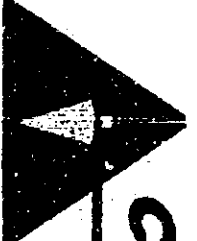
BK0863PG0988



PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 BETWEEN LOTS 214, 224, & 23 BLOCK A
BROADVIEW ACRES
 DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249
 LOTS 41, 42, & 43 BLOCK B
BROADVIEW ACRES
 DEED BOOK 197, PAGE 41
 AND PARCEL-1

THE PROPERTY OF
GOAL L.C.
 TOWN OF WARRENTON
 FAUQUIER COUNTY, VIRGINIA
 DECEMBER 10, 1999
 REVISED: FEB. 8, 2000
 SHEET 3 OF 3

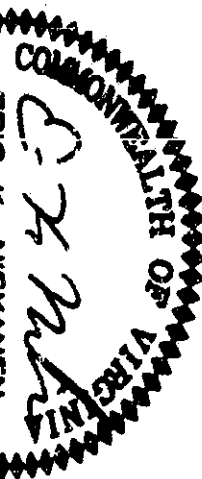
PROJECT #98198-10



CARSON, HARRIS & ASSOCIATES, LLC
 CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
 39 GARRETT STREET; WARRENTON, VIRGINIA 20186
 PHONE: (540) 347-9191 FAX: (540) 349-1905

BK 0863 PG 0989

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 MAR 16 2000
 at 10:44 a.m. Tax of \$ _____ imposed by Section
 58.1-302 Paid. Consideration: \$ _____
 State Tax \$ _____ County Tax \$ _____
 Transfer Fee \$ _____ VSLF \$1.00 Technology Fee \$3.00
 Clerk's Fee \$ 20.00 Total: \$ 24.00
 Tests: Gail H Barb Clerk



Item c.



Doc ID: 006425010004 Type: DEE
Recorded: 09/01/2011 at 10:43:28 AM
Fee Amt: \$0.00 Page 1 of 4
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2011-00007079

Tax Map Parcel Number not assigned

BK **1375** PG **203-206**

**PREPARED BY VDOT
UNDER THE SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL**

**Exempted from Grantor and Grantee taxes under
Sections 58.1-811(C)(4) and 58.1-811(A)(3)**

THIS QUITCLAIM DEED made this 10th day of December, 2010, between the **COMMONWEALTH OF VIRGINIA**, acting by and through the Commonwealth Transportation Commissioner, ("**GRANTOR**") and the **TOWN OF WARRENTON**, a Virginia Municipal Corporation, ("**GRANTEE.**")

WITNESSETH:

THAT WHEREAS, by deed dated May 4, 1998, and recorded in the Office of the Clerk of the Circuit Court of Fauquier County in Deed Book 0811, page 1718 (the "1998 Deed"), Grantor intended to convey certain land located in the Town of Warrenton to Grantee, and

WHEREAS, it has been determined that the real estate intended to be conveyed by Grantor and accepted by Grantee was erroneously described in the 1998 deed; and

WHEREAS, the 1998 deed was not properly accepted by Grantee in the manner provided by in Section 15.2-1803 of the Code of Virginia (1950) as amended, and

WHEREAS, Grantee by accepting this deed, as evidenced below by signature of its authorized representative, acknowledges the above mentioned errors and consents to the conveyance from Grantor to Grantee as set forth below, and

WHEREAS, this conveyance is authorized in accordance with the provisions of Section 33.1-89 of the Code of Virginia (1950), as amended, and in accordance with the request of the After recordation return to Grantee's Address:

EXAMINED &
RETURNED

TOWN OF WARRENTON
P.O. DRAWER 341
WARRENTON, VA 20188

- 1 -

Town of Warrenton contained in the resolution passed by the Town at its regular meeting held on the 14th day of April, 1998.

NOW, THEREFORE, for and in consideration of the sum of one dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby release, remise and quitclaim unto the Grantee all its right, title, and interest in and to the hereinafter described lots or parcels of land, all of which lie in the Town of Warrenton, Virginia:

Being as shown on the plans for Route 15, State Highway Project 1073 C M-1, 0015-156-101, RW-201, and 0015-156-101, RW-202, and being all the lands and permanent easements lying on both sides of the centerline of Route 15, and between the left and right limits of the acquisition lines including connections to various streets, permanent easements and residues, from the southern corporate limits to Blackwell Road, and being all the lands or property interests acquired by the Grantor for public street purposes from various parties as shown on the Right of Way Data Sheets of the aforesaid projects, attached hereto, to be recorded herewith and made a part of this conveyance.

LESS AND EXCEPT, Parcels 24, 25, 26 and 27 of State Highway Project 1073 C M-1, and Parcel 027 of State Highway Project 0015-156-101, RW-202; and

FURTHER LESS AND EXCEPT AND RESERVING SOLELY UNTO THE GRANTOR, those lands now known as the Warrenton Residency Lot, being as shown on Sheet 3 of the plans for Route 15, State Highway Project 1073C and lying northeast of and adjacent to the northeast existing right of way line of Route 15, from a point approximately 33 feet opposite approximate Station 5+78 (Route 15 survey centerline) to a point approximately 33 feet opposite approximate Station 15+50 (Route 15 survey centerline) containing 2.296 acres, more or less, land; being a portion of the lands acquired from Edith H. Nesbit, Widow, by deed dated May 5, 1936, recorded in Deed Book 143, Page 45 in the office of the Clerk of the Circuit Court of the County of Fauquier, Virginia; attached hereto and incorporated herein.

Pursuant to Section 15.2-1803 of the Code of Virginia (1950) as amended, the Grantee as evidenced by signature of its authorized representative below, accepts this Quitclaim Deed and the property hereby conveyed.

RECORDED SIMULTANEOUSLY HERewith IN THE STATE
HIGHWAY PLAT BOOK 9, PAGE 158, 158A, 158 B.

IN WITNESS WHEREOF, the Commonwealth of Virginia, acting by and through Gregory A. Whirley, Commonwealth Transportation Commissioner, has caused this Quitclaim Deed to be executed in its name as of the day, month and year first above written.

COMMONWEALTH OF VIRGINIA

BY *Gregory A. Whirley* (SEAL)
Commonwealth Transportation Commissioner
Commonwealth of Virginia
Department of Transportation

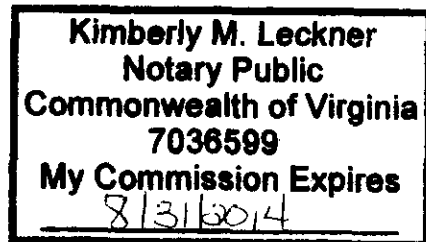
COMMONWEALTH OF VIRGINIA

City of Richmond, to-wit:

The foregoing instrument was acknowledged before me this 13th day of December, 2010 by Gregory A. Whirley, Commonwealth Transportation Commissioner, Virginia Department of Transportation.

Kimberly M. Leckner
Notary Public

Affix Stamp for Notary ID and Commission Expiration Date:



TOWN OF WARRENTON
A Municipal Corporation

BY *K.L. McLawhorn* (SEAL)
ITS: *Town Manager*

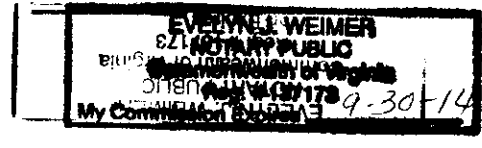
COMMONWEALTH OF VIRGINIA

City/County/Town of *Fauquier*, to-wit:

The foregoing instrument was acknowledged before me this *15th* day of *August*, 20*11* by *Kenneth L. McLawhorn*, the *Town Manager* of the Town of Warrenton, a Virginia Municipal Corporation.

Evelyn J. Weimer
Notary Public

Affix Stamp of Commission Expiration and Notary ID Number:



Evelyn J. Weimer
Reg.#137173
Exp.:09/30/2014

APPROVED AS TO LEGAL SUFFICIENCY AND FORM:

[Signature]
Town Attorney

7/5/2011
Date

RECORDED IN CLERKS OFFICE OF
FAUQUIER ON
September 01, 2011 AT 10:43:28 AM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT
Gail Barb, Clerk

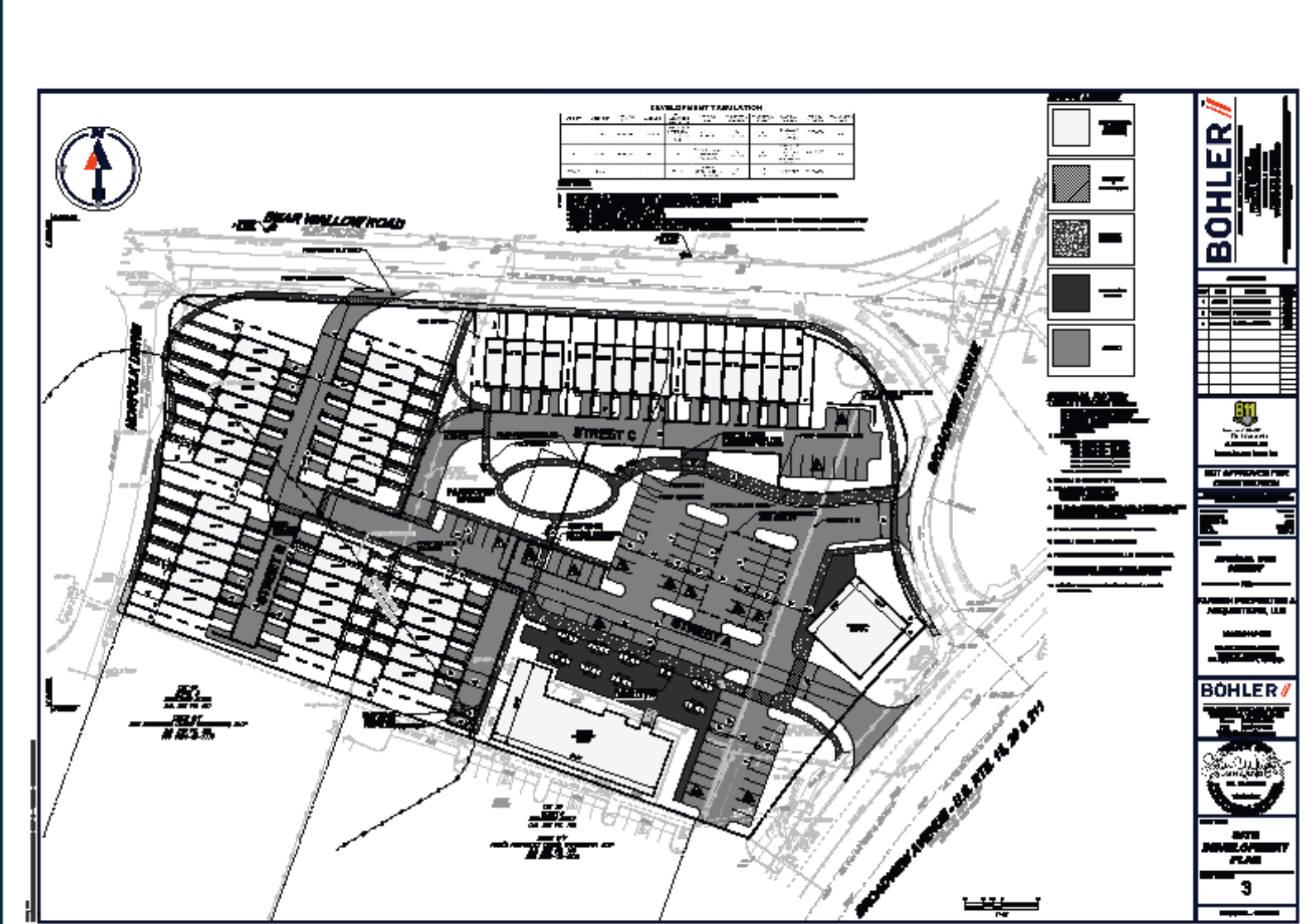


**Termination of Restrictive Covenant
Town Council Public Hearing
July 11, 2023**

Background

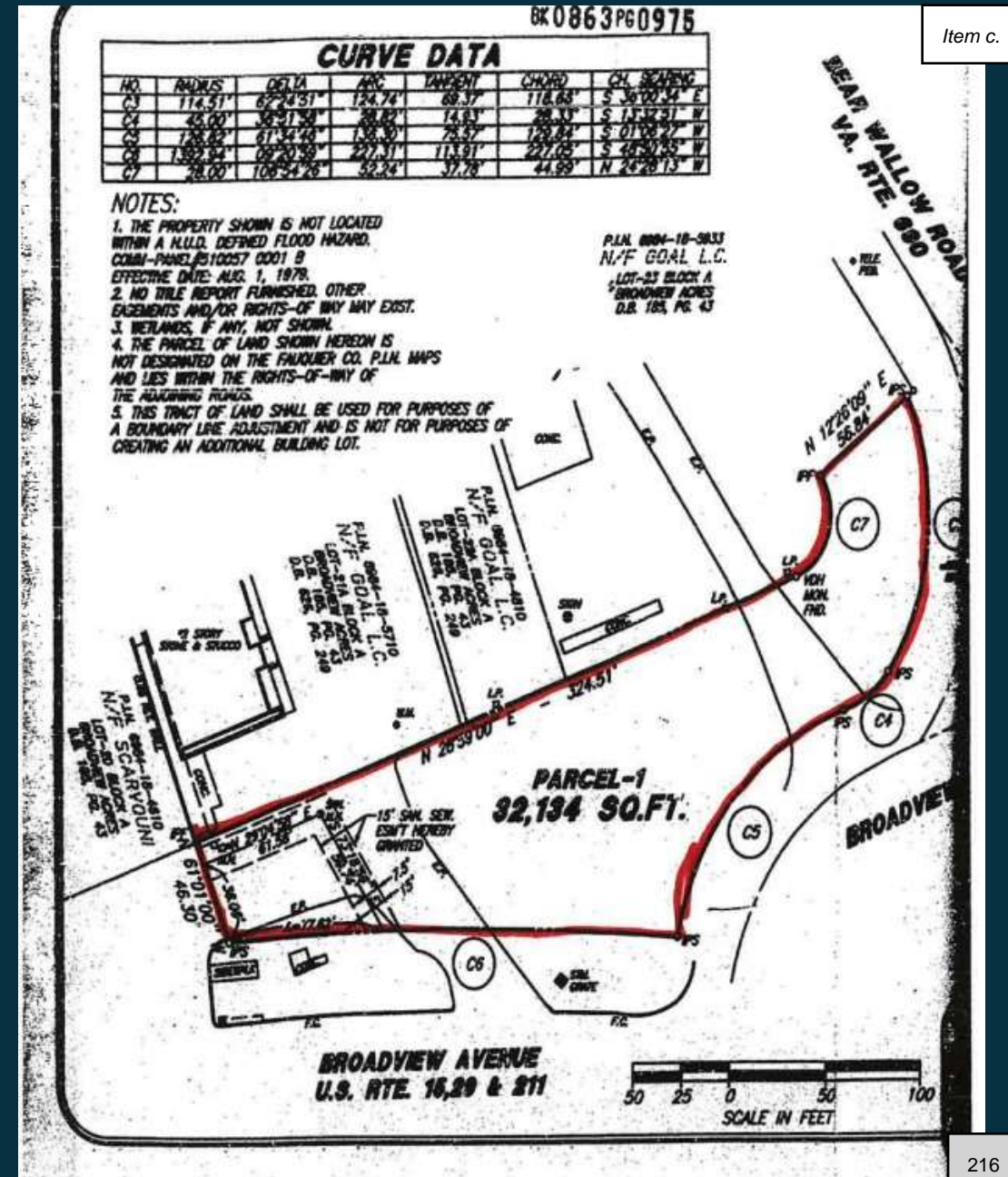
- The Waterloo Junction mixed-use development was approved on November 9, 2022.
- The applications included a Comprehensive Plan Amendment (CPA 22-01), Rezoning (ZMA 22-01), and the Special Use Permit (SUP 22-01).
- It has been discovered that a restrictive covenant encumbers the portion of the property along Broadview Avenue during the preparation of the site development plan.

Concept Development Plan



Background continued...

- The restrictive covenant was placed on the front portion of the property on March 16, 2000 that prohibited any buildings or structures in this area.
- This would affect the proposed 3,600 s.f. retail building shown on the SUP.
- The restrictive covenant appears to have been placed to reserve area for future right-of-way improvements.



Item c.

Questions/Discussion

October 11, 2022
Town Council
Regular Meeting
Res. No.

A RESOLUTION TO TERMINATE A RESTRICTIVE COVENANT ON PINs 6984-18-6837-000, 6984-18-5649-000, AND 6984-18-3854-000

WHEREAS, Waterloo Junction is a mixed-use development that was approved by Town Council on November 9, 2022; and

WHEREAS, during the title examination of the parcels, it was found there was a restrictive covenant that precludes the construction of any structures along the front portion of the three (3) parcels along Broadview Avenue; and

WHEREAS, the restrictive covenant was created on March 16, 2000 in Deed Book 863, Page 971) between the Town and Goal LC; and

WHEREAS, the current owners, Fog Holdings LLC and Broadview Holdings LLC (Applicant), wish to have the restrictive covenant removed in order to proceed with the approved plans; and

WHEREAS, the Applicant submitted the request for the removal of the restrictive covenant on March 17, 2023; and

WHEREAS, on July 11, 2023, the Town of Warrenton Town Council held a public hearing and considered written and oral testimony on the proposed restrictive covenant removal; and

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Warrenton this 11th day of July 2023, That the Town Council hereby approves the removal of the restrictive covenant:

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____

Town Recorder



Office of the Town Manager

Frank Cassidy

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Item a.

Council Meeting Date:	July 11, 2023
Agenda Title:	PD9 Appointment
Requested Action:	Pass a Resolution Appointing Francis Cassidy as a representative to PD9
Department / Agency Lead:	Town Clerk
Staff Lead:	Stephen Clough

EXECUTIVE SUMMARY

With the resignation of the Previous Town Manager in July of 2022. The second PD9 Planning District appointment has remained vacant. Historically the PD9 Appointment has been bestowed to the Town Manager.

BACKGROUND

The Rappahannock-Rapidan Reginal Commission is a Planning District Commission created under the Virginia Area Development Act. The Commission is comprised of appointed members from local government agencies in the region. Each participating county, city, and town with a population greater that 3,500 has the ability to appoint two representatives with one individual being an elected official. The Term of the appointment shall be for the term of the Elected Official, and in the case of an unelected appointment, the term shall be for no less than one year.

The Rappahannock-Rapidan Reginal Commission is abbreviated RRRC or by a historic moniker of Planning District 9 (PD9).

The Purpose of Planning District, or Regional Commissions, as set out in the Code of Virginia, Section 15.2-4207, is:

"...To encourage and facilitate local government cooperation and state-local cooperation in addressing on a regional basis problems of greater than local significance. The cooperation resulting from this chapter is intended to facilitate the recognition and analysis of regional opportunities and take account of regional influences in planning and implementing public policies and services.

The [Regional Commission] shall also promote the orderly and efficient development of the physical, social and economic elements of the district by planning, and encouraging and assisting localities to plan for the future."

Virginia's 21 Planning District or Regional Commissions, of which the Rappahannock-Rapidan Regional Commission (RRRC) is one, provide a variety of technical services and programming to member local governments.

William Semple, Councilman Ward 2, was appointed to the Planning District on March 8th, 2022.

<https://www.rrregion.org/>

STAFF RECOMMENDATION

Staff recommends the appointment of Mr. Francis G. Cassidy to PD9.

Fiscal Impact

No additional financial impact is expected.

Legal Impact

No additional Legal impact is expected.

ATTACHMENTS

1. Resolution Appointing Francis Cassidy to PD9

July 11th, 2023
Town Council
Regular Meeting

A RESOLUTION APPOINTING FRANCIS G. CASSIDY TO THE RAPPAHANNOCK-RAPIDAN REGINAL COMMISSION (PD9)

WHEREAS, the Town of Warrenton is a participant in the Rappahannock-Rapidan Reginal Commission is a Planning District Commission created under the Virginia Area Development Act.

WHEREAS, The Town may appoint two representatives to PD9 under their charter, and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby adopts a resolution appointing Francis G. Cassidy to the Rappahannock Rapidan Reginal Commission (pd9).

ATTACHMENT:

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Town Manager

Town Clerk

ATTEST: _____
Town Recorder



Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Item b.

Council Meeting Date:	July 11, 2023
Agenda Title:	Sidewalk Project Description Update
Requested Action:	Addition of streets to sidewalk project description
Department / Agency Lead:	Finance
Staff Lead:	Stephanie Miller, Finance Director

EXECUTIVE SUMMARY

Staff has identified several sidewalk connections that would be eligible for a VDOT revenue sharing opportunity. To apply for the funding, Project Number TC-005 must be updated to identify the streets along which the sidewalks will be constructed. There is no need to modify the funding allocation.

BACKGROUND

Project TC-005 will be updated to the following description (highlighted text shows additions):

PROGRAM DESCRIPTION

Construction of missing and deteriorated sections of sidewalk at locations in the Town to provide safe pedestrian corridors as follows:

FY-24- Construct Washington Street sidewalk from Green Street to Elm in FY 24, and start design of sidewalk along Fauquier Road from Rady Park to Foxcroft

FY-25- Construct sidewalk along Fauquier Road from Rady Park to Foxcroft Road, start design of sidewalk along Foxcroft Road from Fauquier Road to Bear Wallow Road

FY-26- Construct sidewalk along Foxcroft Road from Fauquier Road to Bear Wallow Road

FY-27- Start design of sidewalk along Academy Hill Road from High Street to Sterling Court

FY-28- Start design of sidewalk for Gay Road from Plain Road to Gold Cup Drive

The 1st Street sidewalk and 2nd Street sidewalk projects originally projected for FY25 and FY26 respectively may be tied into another effort; possibly as part of Main Street improvements.

STAFF RECOMMENDATION

Service Level/Policy Impact

Fiscal Impact

The potential grant funding will facilitate the construction of sidewalks in town and conserve general funds. There is no requirement to add additional town funding to the project.

Legal Impact

There is no legal impact associated with adding streets to the project description.

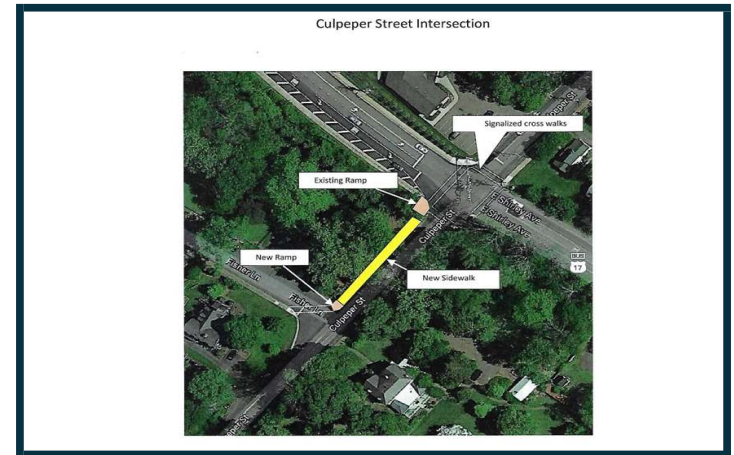
ATTACHMENTS

1. Update project sheet TC-005, Sidewalk Construction
2. Original project sheet TC-005, Sidewalk Construction

PROJECT NUMBER: TC-005 **PROJECT TITLE: Sidewalk Construction** **DEPARTMENT: Transportation & Circulation (TC)**

PROGRAM DESCRIPTION

Construction of missing and deteriorated sections of sidewalk at locations in the Town to provide safe pedestrian corridors as follows:
 FY-24- Construct Washington Street sidewalk from Green Street to Elm in FY 24, and start design of sidewalk along Fauquier Road from Rady Park to Foxcroft
 FY-25- Construct sidewalk along Fauquier Road from Rady Park to Foxcroft Road, start design of sidewalk along Foxcroft Road from Fauquier Road to Bear Wallow Road
 FY-26- Construct sidewalk along Foxcroft Road from Fauquier Road to Bear Wallow Road
 FY-27- Start design of sidewalk along Academy Hill Road from High Street to Sterling Court
 FY-28- Start design of sidewalk for Gay Road from Plain Road to Gold Cup Drive



GOAL ADDRESSED

Plan Warrenton 2040 T-3.4: Provide and improve sidewalks, crosswalks, pedestrian signals, lighting, and other amenities to make it safer, easier and more comfortable for people to walk.

ESTIMATED COSTS	Previous Allocation	FY24 2023-24	FY25 2024-25	FY26 2025-26	FY27 2026-27	FY28 2027-28	Future Years	Total
Land Acquisition								\$0
Architecture/Engineering								\$0
Construction/Purchase		\$158,508	\$166,433	\$70,119	\$80,944			\$476,004
Other								\$0
TOTAL	\$0	\$158,508	\$166,433	\$70,119	\$80,944	\$0	\$0	\$476,004
FUNDING SOURCES								
General Fund		\$158,508	\$166,433	\$70,119	\$80,944			\$476,004
Water and Sewer Fund								\$0
Stormwater Fund								\$0
Debt								\$0
State								\$0
Federal								\$0
Other								\$0
TOTAL	\$0	\$158,508	\$166,433	\$70,119	\$80,944	\$0	\$0	\$476,004
OPERATING IMPACT								
Ongoing maintenance								\$0
Other								\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Description of Operating Impact

PROJECT NUMBER: TC-005

PROJECT TITLE: Sidewalk Construction

DEPARTMENT: Transportation & Circulation (TC)

PROGRAM DESCRIPTION

Construction of missing and deteriorated sections of sidewalk at locations in the Town to provide safe pedestrian corridors as follows:

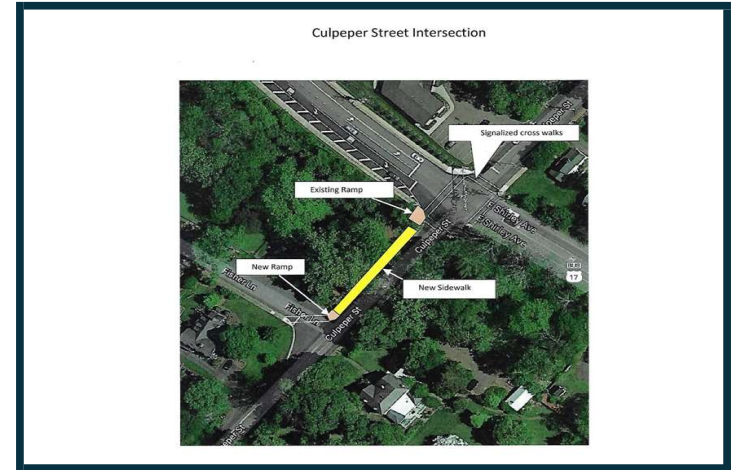
FY24 Academy Hill Road sidewalk from High Street to Sterling Court

FY25 1st Street sidewalk

FY26 2nd Street sidewalk improvement (will require removing loading zone)

GOAL ADDRESSED

Plan Warrenton 2040 T-3.4: Provide and improve sidewalks, crosswalks, pedestrian signals, lighting, and other amenities to make it safer, easier and more comfortable for people to walk.



ESTIMATED COSTS	Previous Allocation	FY24 2023-24	FY25 2024-25	FY26 2025-26	FY27 2026-27	FY28 2027-28	FY29 & Beyond	Total
Land Acquisition								\$0
Architecture/Engineering								\$0
Construction/Purchase		\$158,508	\$166,433	\$70,119	\$80,944			\$476,004
Other								\$0
TOTAL	\$0	\$158,508	\$166,433	\$70,119	\$80,944	\$0	\$0	\$476,004
FUNDING SOURCES								
General Fund		\$158,508	\$166,433	\$70,119	\$80,944			\$476,004
Water and Sewer Fund								\$0
Stormwater Fund								\$0
Debt								\$0
State								\$0
Federal								\$0
Other								\$0
TOTAL	\$0	\$158,508	\$166,433	\$70,119	\$80,944	\$0	\$0	\$476,004
OPERATING IMPACT								
Ongoing maintenance								\$0
Other								\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Description of Operating Impact



Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council

Item c.

Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Council Meeting Date:	July 11, 2023
Agenda Title:	A Resolution Authorizing Staff to Advertise a Public Hearing to Exempt Property by Designation Pursuant to Va. Code § 58.1-3651
Requested Action:	Authorize staff to advertise the public hearing for the August 8, 2023, Council meeting
Department / Agency Lead:	Finance
Staff Lead:	Stephanie Miller, Finance Director

EXECUTIVE SUMMARY

The Fauquier County Commissioner of the Revenue serves as the assessor for properties located in town. In 2022, the Commissioner notified us that several properties had been exempted from county taxation by resolution of the County Board of Supervisors. As such, those properties were not included in the land book provided by the county to the town. These properties have consequently not been taxed by the town. The Town Council reviewed the listing of properties and wishes to similarly exempt the properties from local taxation by the town. This resolution will authorize staff to advertise a public hearing to consider the exemption of the properties.

BACKGROUND

Fauquier County has provided local county tax exemption for a total of 34 parcels located within the town, with 15 different property owners, shown below. Two of the properties are owned by the Warrenton Horse Show Association, which will transition to the town upon completion of the sale later this year.

Owner
Fauquier Community Food Bank & Thrift Store
Fauquier Family Shelter Services, Inc.
Fauquier Habitat for Humanity
Highland School Educational Foundation, Inc.
Hospice Support of Fauquier County, Inc.
IOOF Charity Lodge #27 Trustees
Mt. Carmel Lodge #133 Ancient Fr
Oak Springs Association Limited Partnership
PATH Holdings I LLC
PATH Holdings II LLC
PATH Holdings III LLC
Sudduth John D Post No. 72, Inc.
View Tree Masonic Lodge
Warrenton Horse Show Association
The Warrenton Meeting Place

A complete listing of the parcels and assessed values is attached to the agenda item.

Va. Code § 58.1-3651 states that, “pursuant to subsection 6 (a)(6) of Article X of the Constitution of Virginia, on and after January 1, 2003, any county, city, or town may by designation or classification exempt from real or personal property taxes, or both, by ordinance adopted by the local governing body, the real or personal property, or both, owned by a nonprofit organization, including a single member limited liability company whose sole member is a nonprofit organization, that uses such property for religious, charitable, patriotic, historical, benevolent, cultural, or public park and playground purposes. The ordinance shall state the specific use on which the exemption is based, and continuance of the exemption shall be contingent on the continued use of the property in accordance with the purpose for which the organization is classified or designated. No exemption shall be provided to any organization that has any rule, regulation, policy, or practice that unlawfully discriminates on the basis of religious conviction, race, color, sex, sexual orientation, gender identity, or national origin.”

STAFF RECOMMENDATION

Consider the properties exempted from County taxation by resolution of the County Board of Supervisors and determine if the Council wishes to adopt a similar resolution or assess the taxes retroactively. If the Council wishes to exempt the properties, then staff will draft the ordinance for the August agenda.

Service Level/Policy Impact

There is no service level impact. From a policy perspective, exempting the properties could be viewed as providing support for the non-profits on the list.

Fiscal Impact

Based on the latest assessment, the annual fiscal impact is \$22,746.

Legal Impact

Va. Code § 58.1-3256 states that “Any town which has failed to conduct a general reassessment within five years shall use only those assessed values assigned by the county.” The code is silent as to locally exempt properties. Va. Code § 58.1-3903 states that the tax-assessing officer of a town shall list and assess any local tax that has not been assessed for any of the three preceding tax years. Va. Code § 58.1-3651 requires a public hearing prior to passing an ordinance to exempt property from local taxation.

ATTACHMENTS

1. List of properties exempted from county taxation by resolution of the Fauquier County Board of Supervisors
2. A Resolution Authorizing Staff to Advertise a Public Hearing to Exempt Property by Designation Pursuant to Va. Code § 58.1-3651

PIN	NAME	E911	BK/PG	SALE PRICE	INSTRUMENT	SALE DATE	ACREAGE	ZONE	FMVLAND	FMVBLDG	DEFERMENT	TAX VALUE
6984-43-9745-000	FAUQUIER HABITAT FOR HUMANITY INC	97 HORNER ST	1612/287	\$778,600	DEED	10/31/2019	0.2133	R6	\$ 95,000	\$ 85,200	\$ -	\$ 180,200
6984-44-8436-000	FAUQUIER HABITAT FOR HUMANITY INC	134 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 75,000	\$ -	\$ -	\$ 75,000
6984-44-8353-000	FAUQUIER HABITAT FOR HUMANITY INC	116 HAITI ST	1528/1585		DEED	10/11/2016	0.0967	R6	\$ 75,000	\$ 208,700	\$ -	\$ 283,700
6984-40-8327-000	FAUQUIER COMMUNITY FOOD BANK &	249 E SHIRLEY AVE	1535/1007	\$625,000	WD	12/22/2016	0.9063	CG	\$ 396,400	\$ 190,500	\$ -	\$ 586,900
6984-44-9538-000	FAUQUIER HABITAT FOR HUMANITY INC		1612/287	\$778,600	DEED	10/31/2019	0.0883	R6	\$ 95,000	\$ -	\$ -	\$ 95,000
6984-74-4279-301	PATH HOLDINGS I LLC	321 WALKER DR UNIT 301	1582/1911		DEED	10/1/2018	0	IL	\$ 364,200	\$ 1,146,000	\$ -	\$ 1,510,200
6984-21-8070-000	SUDDUTH JOHN D POST NO 72 INC	345 LEGION DR	170/126		DEED		1.594	10	\$ 175,400	\$ 482,100	\$ -	\$ 657,500
6984-44-9002-000	FAUQUIER HABITAT FOR HUMANITY INC	88 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 95,000	\$ 237,400	\$ -	\$ 332,400
6984-43-8247-000	IOOF CHARITY LODGE #27 TEES	7 N FIFTH ST	46/432		DEED		0.0975	CB	\$ 318,800	\$ 135,000	\$ -	\$ 453,800
6984-57-1202-000	PATH HOLDINGS III LLC	35 ROCK POINTE LN	1609/298		DEED	10/1/2019	0.8592	CLYRO	\$ 673,700	\$ 944,400	\$ -	\$ 1,618,100
6984-44-4090-000	FAUQUIER HABITAT FOR HUMANITY INC		1713/2197	\$650,000	DEED	12/29/2021	0.0008	CB	\$ 1,000	\$ -	\$ -	\$ 1,000
6985-30-7259-000	OAK SPRINGS ASSOC LIMITED PARTNERSHIP	305 OAK SPRINGS DR	730/1717		DEED	11/17/1994	2.2561	CL	\$ 1,356,000	\$ 7,336,000	\$ -	\$ 8,692,000
6984-63-8564-000	FAUQUIER HABITAT FOR HUMANITY INC		733/31		D/G	1/3/1995	0.6328	R6	\$ 6,300	\$ -	\$ -	\$ 6,300
6984-44-9729-000	FAUQUIER HABITAT FOR HUMANITY INC	161 HAITI ST	1599/719	\$141,000	DEED	6/13/2019	0.146	R6	\$ 95,000	\$ 55,500	\$ -	\$ 150,500
6984-44-7689-000	FAUQUIER HABITAT FOR HUMANITY INC	152 HAITI ST	1599/722	\$150,000	DEED	6/13/2019	0.104	R6	\$ 95,000	\$ 149,700	\$ -	\$ 244,700
6984-44-9545-000	FAUQUIER HABITAT FOR HUMANITY INC	135 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0.0883	R6	\$ 95,000	\$ -	\$ -	\$ 95,000
6984-74-4279-201	PATH HOLDINGS I LLC	321 WALKER DR UNIT 201	1582/1911		DEED	10/1/2018	0	IL	\$ 364,200	\$ 1,150,600	\$ -	\$ 1,514,800
6984-23-9263-000	FAUQUIER FAMILY SHELTR SERV INC	85 KEITH ST	829/1363		D/G	2/10/1999	0.4934	PS	\$ 341,500	\$ 837,500	\$ -	\$ 1,179,000
6984-54-0526-000	FAUQUIER HABITAT FOR HUMANITY		1579/505	\$85,000	DEED	8/6/2018	0.0522	R6	\$ 20,000	\$ -	\$ -	\$ 20,000
6984-44-9454-000	FAUQUIER HABITAT FOR HUMANITY INC	129 HAITI ST	1580/2030		DEED	8/29/2018	0.1386	R6	\$ 95,000	\$ 111,500	\$ -	\$ 206,500
6984-54-0254-000	FAUQUIER HABITAT FOR HUMANITY INC	107 HAITI ST	1612/287	\$778,600	DEED	10/31/2019	0	R6	\$ 115,000	\$ 89,400	\$ -	\$ 204,400
6984-63-5580-000	FAUQUIER HABITAT FOR HUMANITY INC		733/31		D/G	1/3/1995	0.4119	R6	\$ 4,100	\$ -	\$ -	\$ 4,100
6984-54-0529-000	FAUQUIER HABITAT FOR HUMANITY	141 HAITI ST	1579/505	\$85,000	DEED	8/6/2018	0.0522	R6	\$ 60,000	\$ 47,200	\$ -	\$ 107,200
6984-16-1613-000	HOSPICE SUPPORT OF FAUQUIER COUNTY INC	169 BROADVIEW AVE	1734/1997	\$835,000	DEED	8/23/2022	0.4362	CG	\$ 380,000	\$ 110,500	\$ -	\$ 490,500
6984-43-1267-000	WARRENTON MEETING PLACE INC THE	26 S THIRD ST	1709/2183	\$209,000	DEED	11/23/2021	0.0823	PS	\$ 161,300	\$ 52,300	\$ -	\$ 213,600
6984-30-3598-000	WARRENTON HORSE SHOW ASSOC		162/90		DEED		0.97	10	\$ 67,900	\$ -	\$ -	\$ 67,900
6984-43-1454-800	VIEW TREE MASONIC LODGE	11 SECOND ST	126/240		DEED		0.0871	PS	\$ 37,300	\$ 83,700	\$ -	\$ 121,000
6985-30-7573-000	OAK SPRINGS ASSOC LIMITED PARTNERSHIP	770 FLETCHER DR	730/1717		DEED	11/17/1994	0.8321	CL	\$ 498,000	\$ 1,094,200	\$ -	\$ 1,592,200
6985-11-9705-000	HIGHLAND SCHOOL EDUCATIONAL FOUNDATION LLC	597 BROADVIEW AVE	1557/1518		DEED	10/12/2017	28.8994	RM	\$ 3,612,500	\$ 14,372,200	\$ -	\$ 17,984,700
6984-44-4192-000	FAUQUIER HABITAT FOR HUMANITY INC	35 HORNER ST	1713/2197	\$650,000	DEED	12/29/2021	0.7374	CB	\$ 803,000	\$ 311,400	\$ -	\$ 1,114,400
6984-16-2661-000	MT CARMEL LODGE #133 ANCIENT FR	386 STUYVESANT ST	220/599		DEED		0.4545	RO	\$ 297,000	\$ 317,100	\$ -	\$ 614,100
6985-20-2820-000	HIGHLAND SCHOOL EDUCATIONAL FOUNDATION LLC	597 BROADVIEW AVE	1557/1518		DEED	10/12/2017	12.1585	PS	\$ 1,520,000	\$ 13,236,600	\$ -	\$ 14,756,600
6984-44-9458-000	FAUQUIER HABITAT FOR HUMANITY INC	131 HAITI ST	1599/716	\$235,000	DEED	6/13/2019	0	R6	\$ 95,000	\$ 114,100	\$ -	\$ 209,100
6984-31-4162-000	WARRENTON HORSE SHOW ASSOC	60 E SHIRLEY AVE	91/357		DEED		8.6886	10	\$ 1,303,500	\$ 38,500	\$ -	\$ 1,342,000
											Total taxable value	\$ 56,724,400
											Total tax	\$ 22,746

July 11, 2023
Town Council
Regular Meeting

A RESOLUTION AUTHORIZING STAFF TO ADVERTISE A PUBLIC HEARING TO EXEMPT PROPERTY FROM LOCAL TAXATION PURSUANT TO VIRGINIA CODE SECTION 58.1-3651

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

WHEREAS, the Fauquier County Commissioner of the Revenue serves as the assessor for real and tangible personal property located within the Town; and

WHEREAS, Fauquier County (Hereinafter "the County") has exempted certain parcels from taxation by the County; and

WHEREAS, since exempting the properties from County taxation, the exempted properties have not been included in the land book provided to the Town annually for taxation purposes; and

WHEREAS, during a work session conducted on July 11, 2023, the Town Council expressed the desire to pass a similar ordinance to exempt the same properties pursuant to Virginia Code Section 58.1-3651, which requires a duly advertised public hearing; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council hereby authorizes staff to advertise a public hearing to exempt property from local taxation pursuant to Virginia Code Section 58.1-3651 for the August 8, 2023, Town Council meeting.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Finance Director,
Town Attorney

ATTEST: _____

Town Recorder