



## PLANNING COMMISSION REGULAR MEETING

Tuesday, November 18, 2025 at 7:00 PM

### AGENDA

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**CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.**

**ADOPTION OF MINUTES.**

- [1.](#) Draft Planning Commission Regular Meeting Minutes - October 21, 2025

**WORKSESSION ITEMS.**

- [2.](#) Zoning and Future Land Use Map Update - Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification.

**COMMENTS FROM THE COMMISSION.**

**COMMENTS FROM THE STAFF.**

**ADJOURN.**



## PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, October 21, 2025, at 7:00 PM

### MINUTES

Item 1.

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#### A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON OCTOBER 21, 2025, at 7:00 PM

##### Regular Meeting

##### PRESENT

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

##### ABSENT

Mr. Ryan Stewart, Chair

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

#### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

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

#### ADOPTION OF THE AGENDA

Commissioner Lawrence moved to amend the agenda to add a closed session after the PUBLIC HEARING agenda item. Commissioner Ainsworth seconded the motion. The motion passed 4-0 (Stewart absent).

#### ADOPTION OF MINUTES

Secretary Barbour moved to approve the September 16, 2025, meeting minutes. The motion was seconded by Commissioner Lawrence. The motion passed 4-0 (Stewart absent).

#### PUBLIC HEARING.

SUP 2025-02 Home Depot - The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot located at 267 Alwington Boulevard to provide undercover storage for rental equipment by building 10' walls with a canopy that act as screening. The parcel is zoned Commercial and designed in the Greenway and Makers Character District. GPIN 6983-57-1258-500.

Ms. Denise Harris, Planning Manager, gave an overview presentation of the application.

Mr. David Weiner-Light of Kimley Horn, the Applicant's representative, gave a presentation on the application.

Commissioner Ainsworth asked what the SUP plans were indictating on the bollard on page C-201.

Mr. Weiner-Light stated it was a rental parking sign and that there are no proposed lights.

Vice Chair Lasher opened the public hearing at 7:13 PM.

No one from the public spoke to the application.

Vice Chair Lasher closed the public hearing at 7:13 PM.

Commissioner Lawrence moved to recommend approval to the Town Council of SUP 25-02.

Commissioner Ainsworth clarified if the motion included the draft Conditions of Approval to which Commissioner Lawrence confirmed the Conditions were included as part of the motion.

Secretary Barbour seconded the motion.

The motion passed 4-0 (Stewart absent).

## **CLOSED SESSION**

Secretary Barbour motioned as permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to Legislative Waiver 2025-02 Daniels Property. Commissioner Lawrence seconded the motion. The motion passed 4-0 (Stewart absent).

Mr. Corish requested that the Zoning Administrator be included in the Closed Session with himself.

Commissioner Lawrence motioned that the Planning Commission certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Commissioner Ainsworth seconded. The motion passed 4-0 (Stewart

## **OLD BUSINESS**

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

Ms. Heather Jenkins, Zoning Administrator, reviewed the draft resolutions provided to the Planning Commission for consideration. She states that Mr. John Ward, Director of Public Works, and Mr. Michael Wharton, Project Manager, were available to answer any questions, as well as the applicant and property owner.

Vice Chair Lasher asked if there were any questions from the Planning Commission. None were offered.

Commissioner Lawrence moved to recommend approval to Town Council of LWAV-25-02 with Option A.

Commissioner Ainsworth confirmed this motion was solely for the requested cul-de-sac in the application. He recognized there are a number of comments from the public regarding the connection to Monroe Estates; however, the connection point already exists and is designated a through road when originally built. The Planning Commission came to the conclusion it is outside their purview to potentially change the designation of the roadway and the Planning Commission is there to address the request of the applicant as presented for the new by-right development.

Commissioner Ainsworth then seconded the motion.

Commissioner Lawrence echoed Commissioner Ainsworth's comments. He stated that working with legal counsel the Planning Commission determined it does not have jurisdiction to prevent traffic from accessing the existing neighborhood through the Daniel's Property. He thanked the public for participating and apologized if it was not the outcome was not as they hoped.

The motion passed 4-0 (Stewart absent).

#### **COMMENTS FROM THE COMMISSION.**

Vice Chair Lasher thanked staff for bringing forth information that enabled the Planning Commission to make an informed decision and thanked legal counsel for guidance.

#### **COMMENTS FROM THE STAFF.**

Mr. Cornish stated he and Mr. Peterson are glad to be of service to the Planning Commission.

Ms. Harris made the Planning Commission aware that Dominion Energy will be looking to submit a Special Use Permit for the modernization of its existing site in Town. Dominion Energy will be holding a public outreach meeting on November 5, 2025, in the Falcon Room of Fauquier High School from 5:00 -7:00 PM.

Staff asked if the Planning Commission would like to meet or cancel its work session scheduled for the following week.

Vice Chair Lasher moved to cancel the October 28<sup>th</sup> Work Session. Commissioner Lawrence seconded the motion. The motion passed 4-0. (Stewart absent)

#### **ADJOURN.**

Commissioner Ainsworth moved to adjourn the meeting; Secretary Barbour seconded the motion. With no further business, the Vice Chair Lasher adjourned at 7: 43 PM.

**I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on October 21, 2025.**



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Darine Barbour, Secretary  
Planning Commission

DRAFT

DRAFT



Community Development  
Department

# STAFF REPORT

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

## EXECUTIVE SUMMARY

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

## BACKGROUND

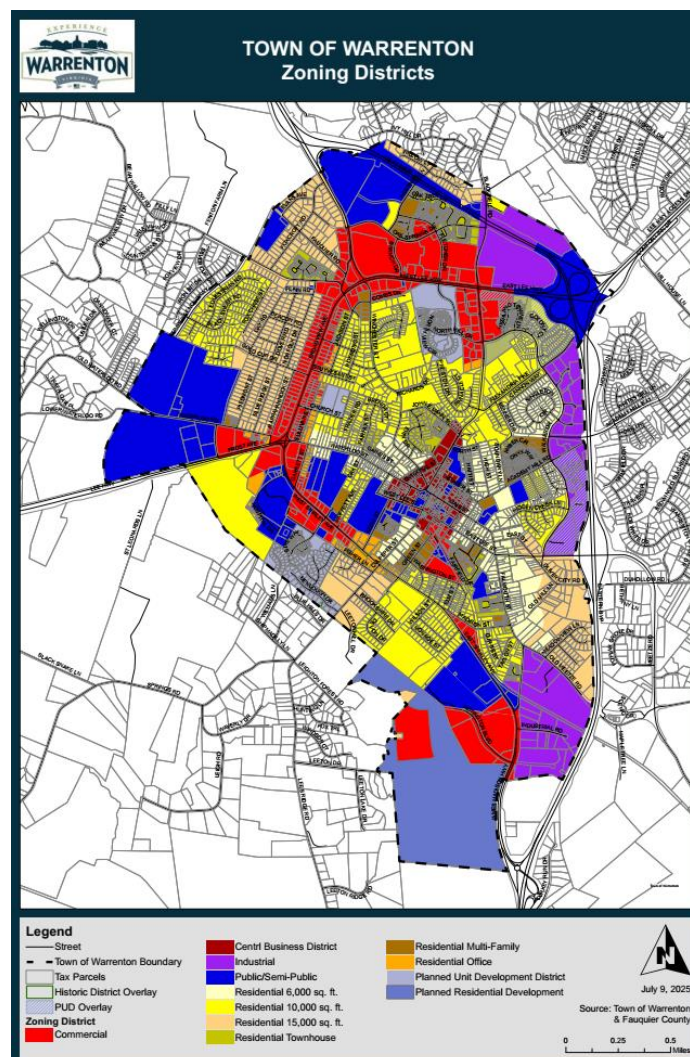
The Final Order of the Voluntary Settlement Agreement specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning. This includes an adopted Concept Development Plan,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

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

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

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

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



### Future Land Use Map and Comprehensive Plan

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

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

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

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

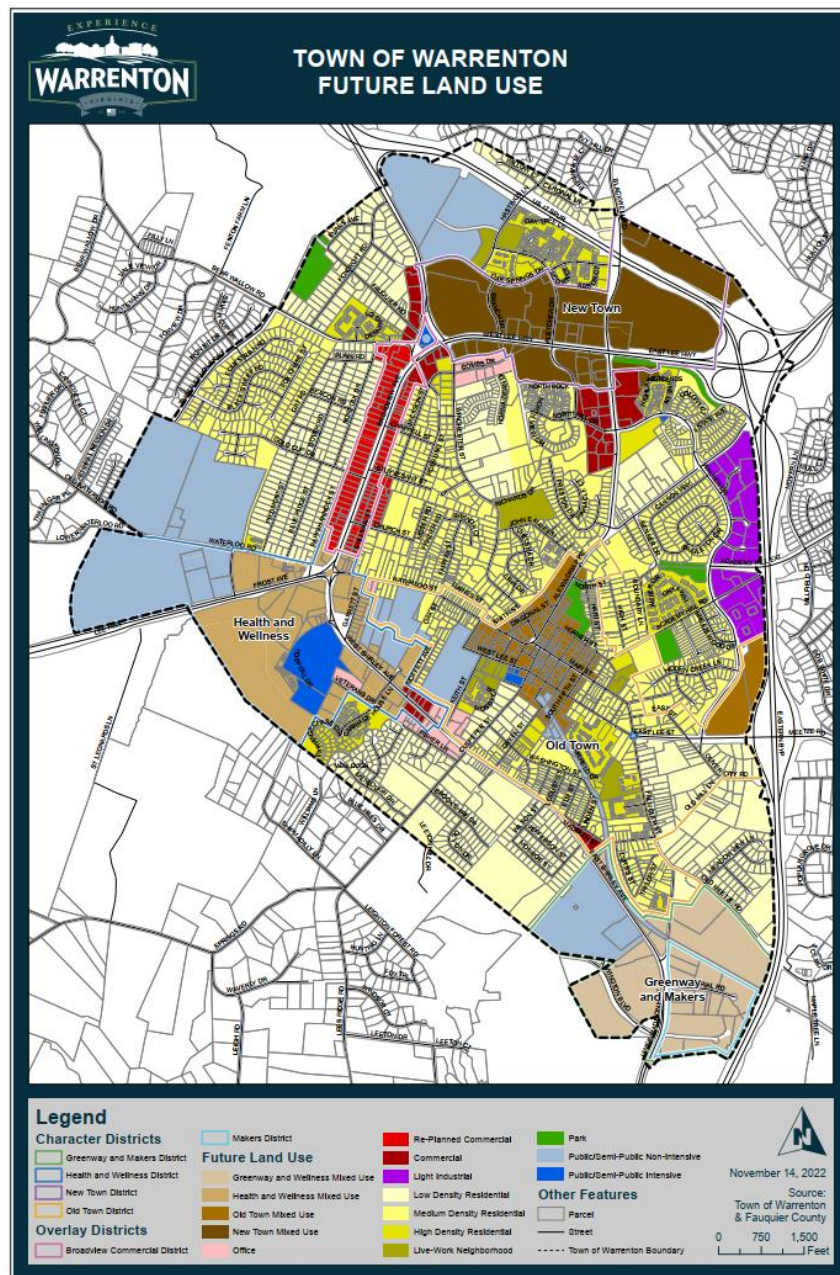
The adopted goals and policies were:

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

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

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

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



### **STAFF RECOMMENDATION**

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Staff recommends the Planning Commission hold a Work Session.

### **ATTACHMENTS**

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1. Final Order





J. Chapman Petersen+\*  
Sharon Kim Petersen  
+also or ++only admitted in DC  
\*also admitted in MD  
^admitted in NY

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

Item 2.

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

April 24, 2025

***Via delivery to Town Manager***

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

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

Dear Members of Council:

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

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

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

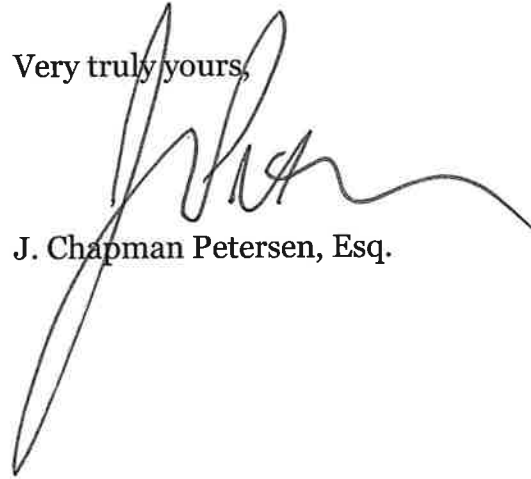
I have attached to this letter a copy of the entered Order granting and approving the VSA as presented to the Special Court, along with all exhibits. As you will see, the annexation will become effective on June 1, 2024.



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

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

Very truly yours,

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

J. Chapman Petersen, Esq.

Enclosures as stated.

# **ATTACHMENT 1**

**VIRGINIA:****IN THE CIRCUIT COURT OF FAUQUIER COUNTY**

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

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

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

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

Order of the Special Court  
Page 2

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

**I. Jurisdiction**

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

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

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

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

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

## **II. Findings of the Court**

The Special Court hereby makes the following findings:

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

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

## **III. Affirmation of the Agreement**

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

**IV. Territory Annexed**

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

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

**V. Effective Date**

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

**VI. Copies of the Order**

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

Order of the Special Court  
Page 5

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

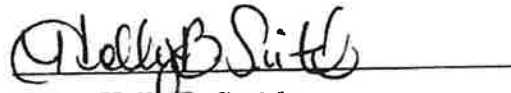
VII. Adjournment

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

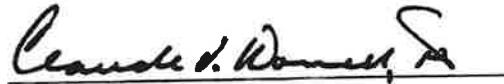
ENTERED this 24 day of April, 2025.



Chief Judge Designate  
W. Edward Tomko, III




Judge Holly B. Smith



Judge Claude V. Worrell, II


Order of the Special Court  
Page 6

WE ASK FOR THIS:



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


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

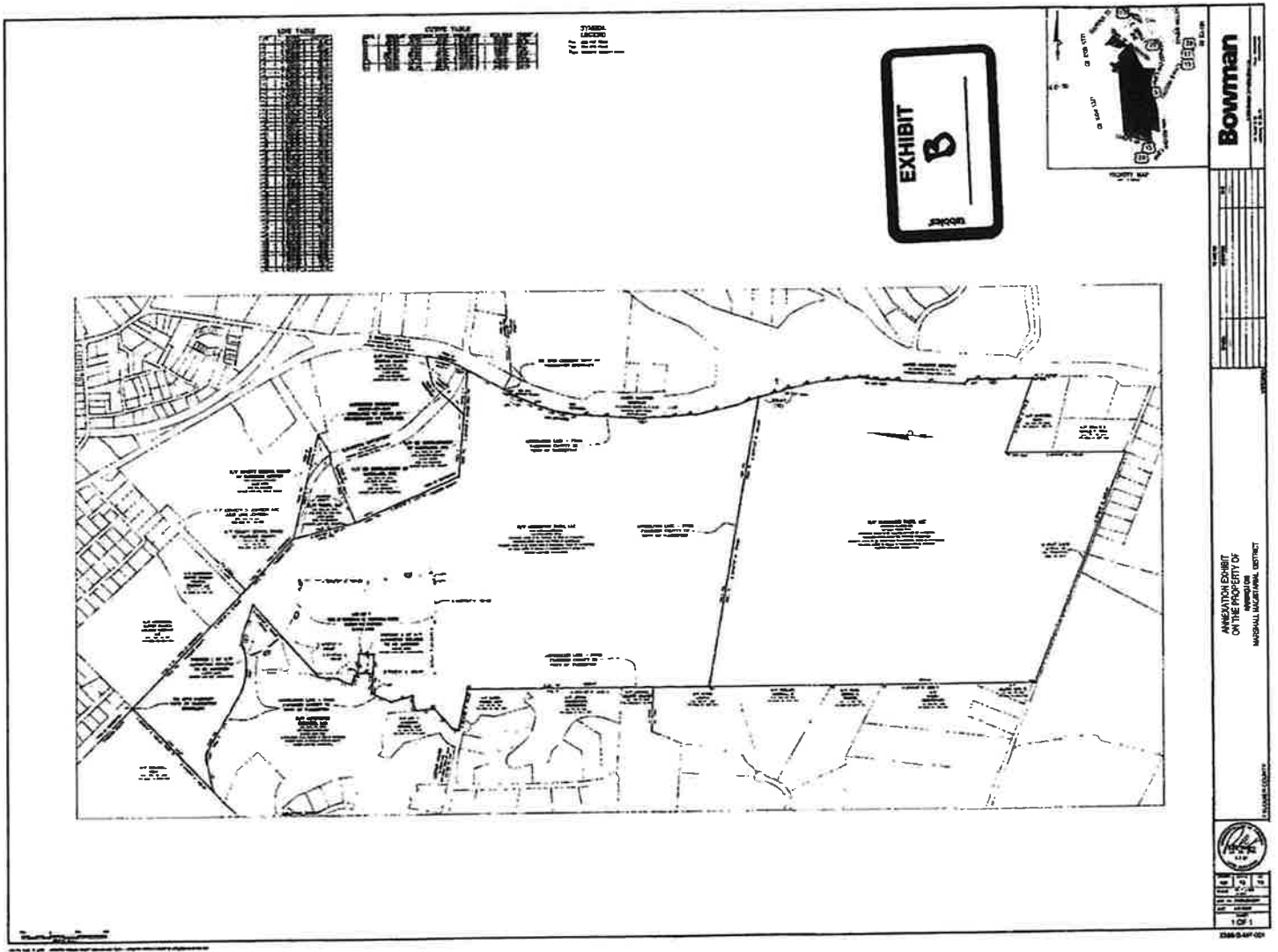
  


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John H. Foote, Esq.  
Walsh Colucci Lubeley & Walsh, PC  
4310 Prince William Parkway, Suite 300  
Prince William, Virginia 22192  
*Counsel for Van Metre Communities, LLC*

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





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**RECITALS**

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

### **SECTION 1. DEFINITIONS**

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

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



## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

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

1.25. “Town” means the Town of Warrenton, Virginia.

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

1.27. “Town Council” means the Town Council of the Town of Warrenton, Virginia.

## **Voluntary Annexation Settlement Agreement**

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

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

### **SECTION 2. VOLUNTARY ANNEXATION**

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

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

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

### **SECTION 3. LAND USE AND ZONING IN ANNEXATION AREA**

3.1. Land Use and Zoning Arrangements.

## **Voluntary Annexation Settlement Agreement**

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

3.3. Sewer and Water Services.

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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



## **Voluntary Annexation Settlement Agreement**

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

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

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

### **SECTION 4. COMMISSION AND SPECIAL COURT APPROVAL**

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

### **SECTION 5. AUTHORITY.**

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

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

### **SECTION 6. FURTHER REQUIREMENTS.**

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

## **Voluntary Annexation Settlement Agreement**

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

### **SECTION 7. MISCELLANEOUS PROVISIONS**

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

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

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

## **Voluntary Annexation Settlement Agreement**

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

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

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

**Voluntary Annexation Settlement Agreement**

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**TOWN OF WARRENTON**

By: \_\_\_\_\_

Carter Nevill  
Mayor

Approved as to Form: \_\_\_\_\_

Town Attorney

## Voluntary Annexation Settlement Agreement

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FAUQUIER COUNTY, VIRGINIA

By: KEVIN T. CARTER 

Chair, Fauquier County Board of Supervisors

Approved as to Form:

  
County Attorney

## Voluntary Annexation Settlement Agreement

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

By: VMC Homes, Inc., its manager

By: 

Title: Group President



**Voluntary Annexation Settlement Agreement**

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**LIST OF EXHIBITS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

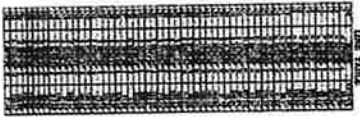
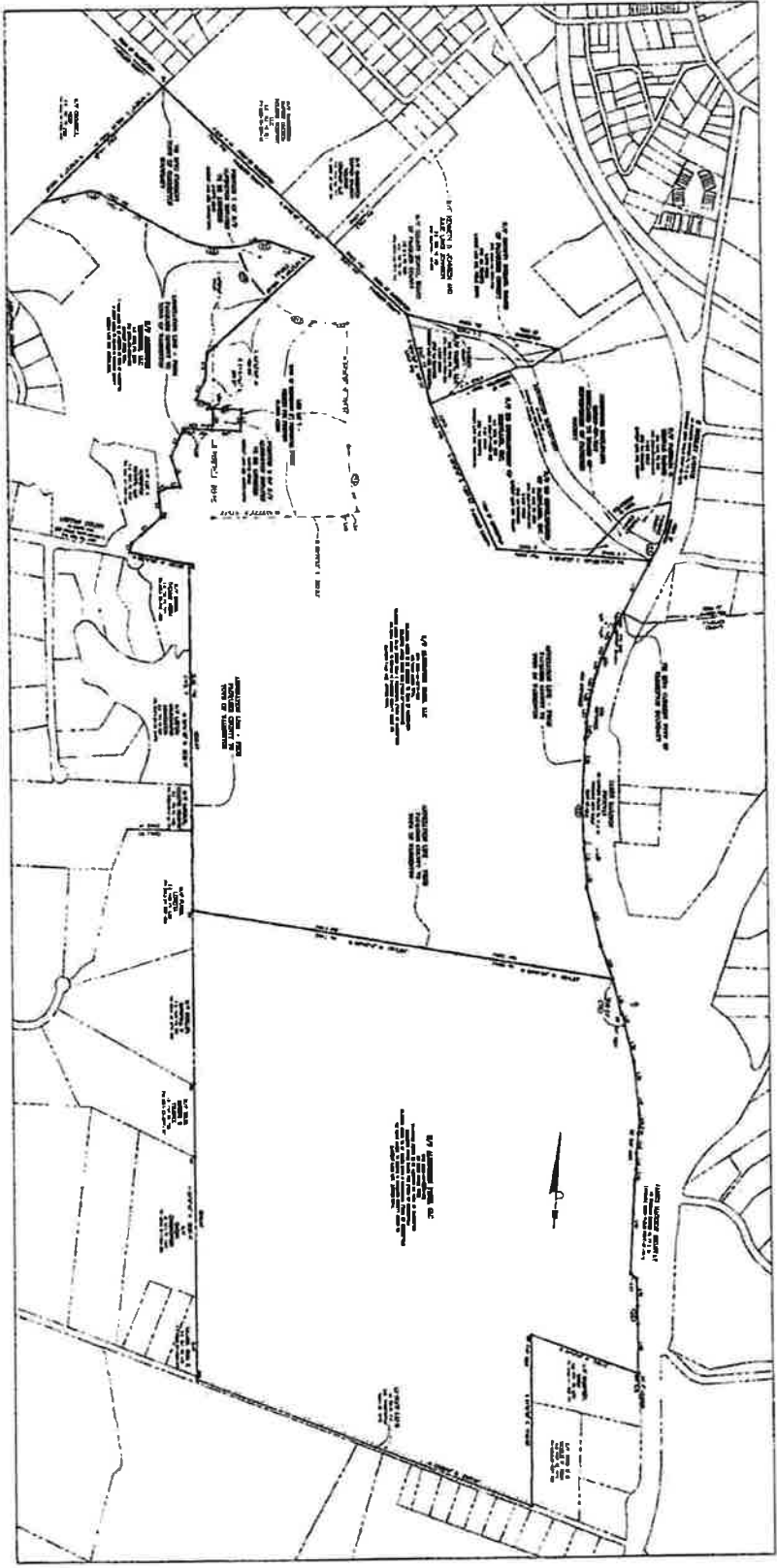
N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

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

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

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

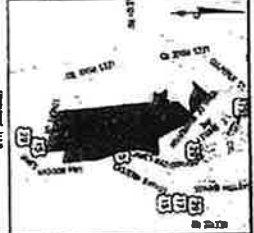
THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER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



STREET  
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AND  
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tabbies

**EXHIBIT**  
**B**



**Bowman**

100 South 10th  
Salt Lake City, UT 84143  
Phone: (801) 525-1234  
Fax: (801) 525-1235

ANNEXATION EXHIBIT  
ON THE PROPERTY OF  
ARRINGTON  
MARSHALL MAGISTRAL DISTRICT

FAUQUET COUNTY



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**ARRINGTON**  
**Proffer Statement**  
**Rezoning Case # REZN-22-017978**

December 19, 2022  
Revised through October 20, 2023

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

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

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

**ACREAGE:** 234.0877 in the Marshall Magisterial District

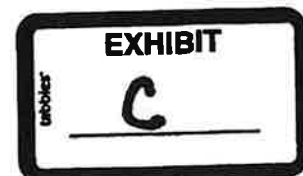
**RECORD OWNER:** Alwington Farm, LLC

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

---

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

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



**Arrington Proffer Statement  
October 20, 2023**

**REZN-22-017978**

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

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

**1. DEVELOPMENT PLANNING DOCUMENTS:**

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

**Arrington Proffer Statement  
October 20, 2023**

**REZN-22-017978**

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

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

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

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

**3. CODE OF DEVELOPMENT:**

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



**Arrington Proffer Statement  
October 20, 2023**

**REZN-22-017978**

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

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

**4. LAND USE:**

- A. The CDP and COD provide for three (3) alternatives for the development of Arrington (the "Project"), depending on the availability of public water and sewer, as well as whether the Property is ultimately included within the corporate boundaries of the Town under a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and availability of off-site right-of-way and easements needed for the construction of Alwington Boulevard as provided herein. The three (3) alternatives are as follows:

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

**Arrington Proffer Statement  
October 20, 2023**

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

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

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

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

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

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

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

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

**6. RESIDENTIAL PHASING:**

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

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

**7. CREATION OF PROPERTY OWNERS' ASSOCIATION:**

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

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

**8. WATER AND SEWER:**

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

**9. PARKS AND RECREATION:**

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

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

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

**10. LANDSCAPE AND CONSERVATION:**

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

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

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

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

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

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



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

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

**17. WASTEWATER TREATMENT AND SUBSURFACE DISPERSAL SYSTEM:**

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

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

**18. REQUIREMENTS FOR CONSTRUCTION OF SUBSURFACE STRUCTURES:**

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

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

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

**19. SCHOOLS:**

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

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

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

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

**21. ESCALATOR CLAUSE**

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

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

**Arrington Proffer Statement**  
**October 20, 2023**

**REZN-22-017978**

**OWNER: Alwington Farm LLC**

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

**Arrington Proffer Statement  
October 20, 2023**

**REZN-22-017978**

**EXHIBIT A**

**Application Property**

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

**Arrington Proffer Statement  
October 20, 2023**

**REZN-22-017978**

**EXHIBIT B**

**Concept Development Plan**



ARRINGTON  
CONCEPT DEVELOPMENT PLAN  
PLANNED RESIDENTIAL DEVELOPMENT PLAN

OWNER  
ALBINGTON FARM LLC  
4614 CARLETT ROAD  
CARLETT VA 22019

APPLICANTS  
ALBINGTON FARM DEVELOPMENT, L.L.C.  
1415 GROVE ROAD  
CHARLOTTEVILLE VA 22040

VAH METRE COMMUNITIES, L.L.C.  
3750 MAIN STREET, SUITE 3000  
FAIRFAX VA 22031

APPLICATION CASE NUMBER

REN-22-073W

REQUESTED WAIVERS  
& MODIFICATIONS

PURSUANT TO FAULTIER COUNTY ZONING ORDINANCE SECTION 4-22, MODIFICATIONS, THE FOLLOWING WANNERS AND MODIFICATIONS ARE BEING REQUESTED:

1. INFORMATION TO JACQUES CHARTS DOING CREW/HELICOPTER & AT 4233 NORTHEAST STREET, SAN JOSE, CA 95131.

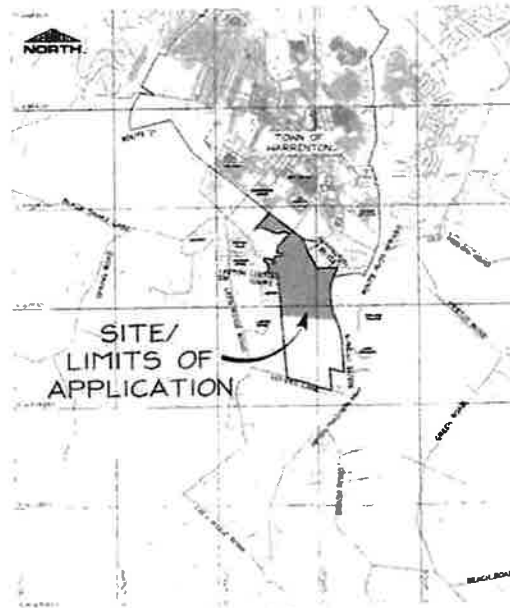
2. INTERESTING TO PALMER COUNTY JUDICIAL DIVISION OFFICE  
RECEIVED 10/10/1968 10:00 AM. SECTION 1-10-10 REQUIRES THE DRIVER NOT TO EXCEED 10 FEET AND  
AN INDIVIDUAL RESIDENCE. HE REQUESTS THE DRIVER WITHIN  
10 FEET AS IT APPROXIMATES THE DRIVER'S SPEED IN  
ACCORDANCE WITH THE PROPER MEANS OF A TRUCK'S DRIVING AS  
ESTIMATED BY VARIOUS FACTORS OF TRANSPORTATION.

[illegible]

4. REVISIONS TO GARAGE COUNTY ZONING ORDINANCE ARTICLE 6.08.01.01 AND 6.08.02.01. LONG GARAGES  
SECTION 6.08.01.01-3 ADDRESSES EXISTENTIAL ISSUES TO BE DESIGNATED AS  
THAT GARAGES DO NOT DOMINATE THE STREET, WITH AN EMPHASIS ON  
REAR LONGER GARAGES. HE REQUESTS A REVISION TO ALLOW SUCH  
LONG GARAGES TO ALIGN WITH THE FRONT OF THE HOUSE AND BE  
INTEGRATED INTO THE FRONT ELEVATION WITH THE SAME ARCHITECTURAL  
TREATMENT.

## REZONING APPLICATION

MARSHALL MAGISTERIAL DISTRICT      FAUQUIER COUNTY, VIRGINIA



YICINITY AND CONTEXT MAP  
SCALE 1" = 200'

DESIGN TEAM

**PLANNING, LANDSCAPE  
ARCHITECTURE & CIVIL  
ENGINEERING**  
**BOLMAN CONSULTING GROUP LTD**  
40 SOUTH STREET, 8 F  
LETHBRIDGE, ALBERTA T1V 1V3

## TRANSPORTATION ENGINEERING

**ARMOR BLADE**  
414 LEASO ROAD SUITE 140  
FAIRFAX, VIRGINIA 22031

## ENVIRONMENTAL ENGINEERING

**BOHMAN CONSULTING GROUP, INC.**  
1340 ELMORE VALLEY DR. SUITE 200  
HERNDON, VIRGINIA 20155

**DATE/TIME DOWNGRADING**

325 MID-ATLANTIC, LLC  
324 INDUSTRIAL COURT SUITE 1  
FARMINGDALE, NY 11735

## LEG-4

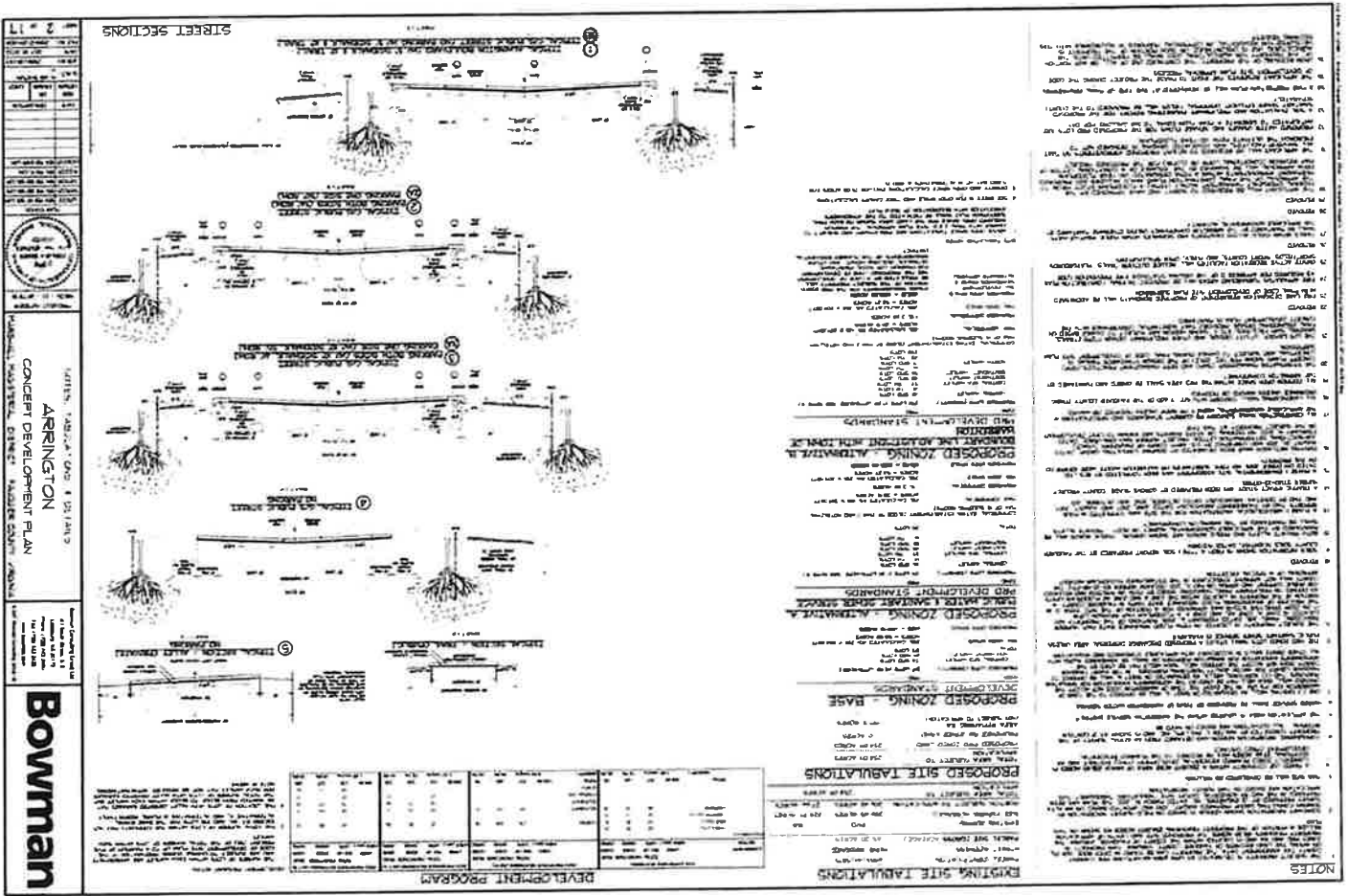
WALSH COUNCIL LIBRELEY & WALSH  
ATTENTION JOHN FOOTE  
434 PRINCE WILLIAM PARKWAY SUITE 200  
PRINCE WILLIAM VIRGINIA 22191

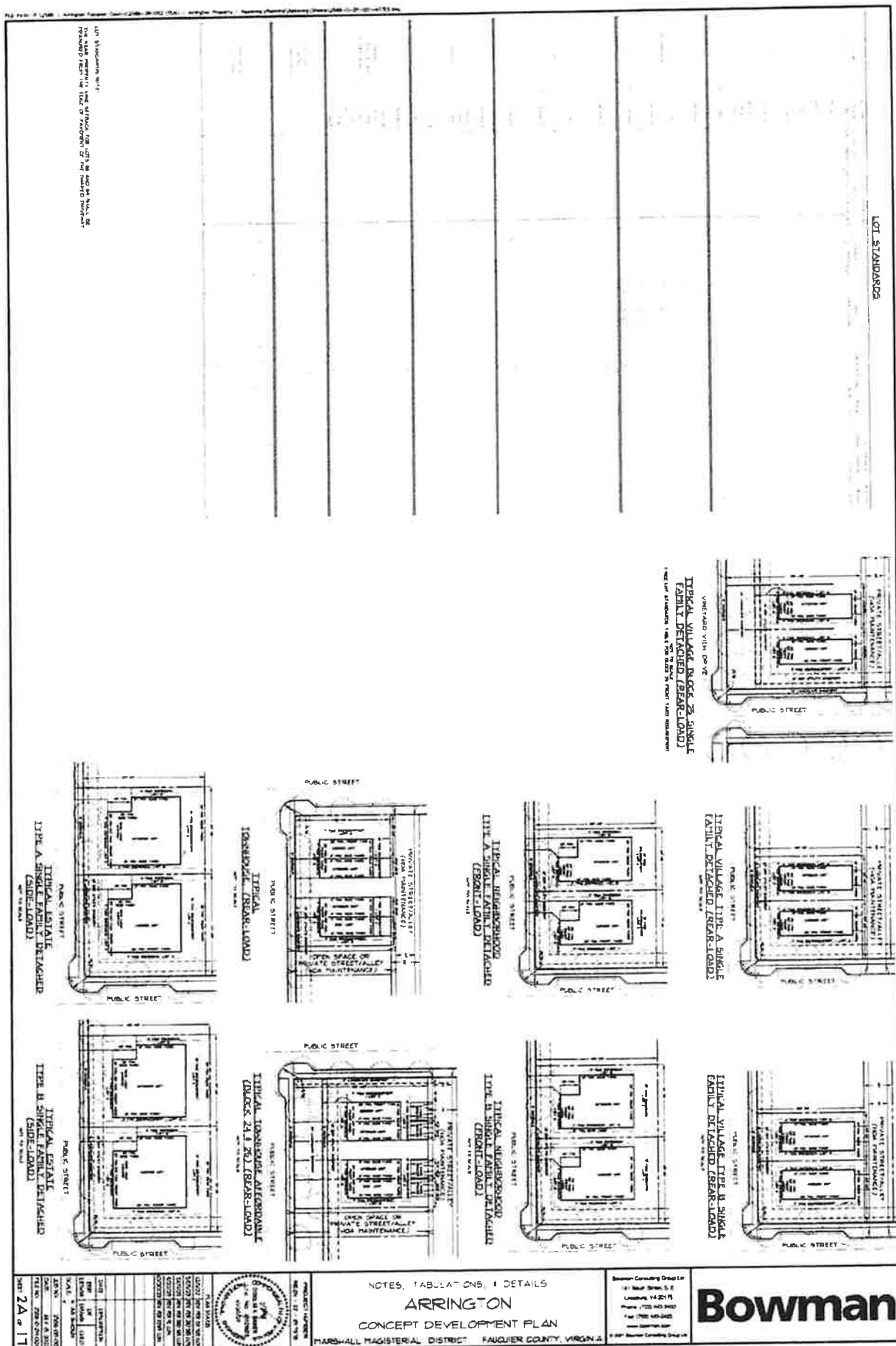
## SHEET INDEX

- [illegible]

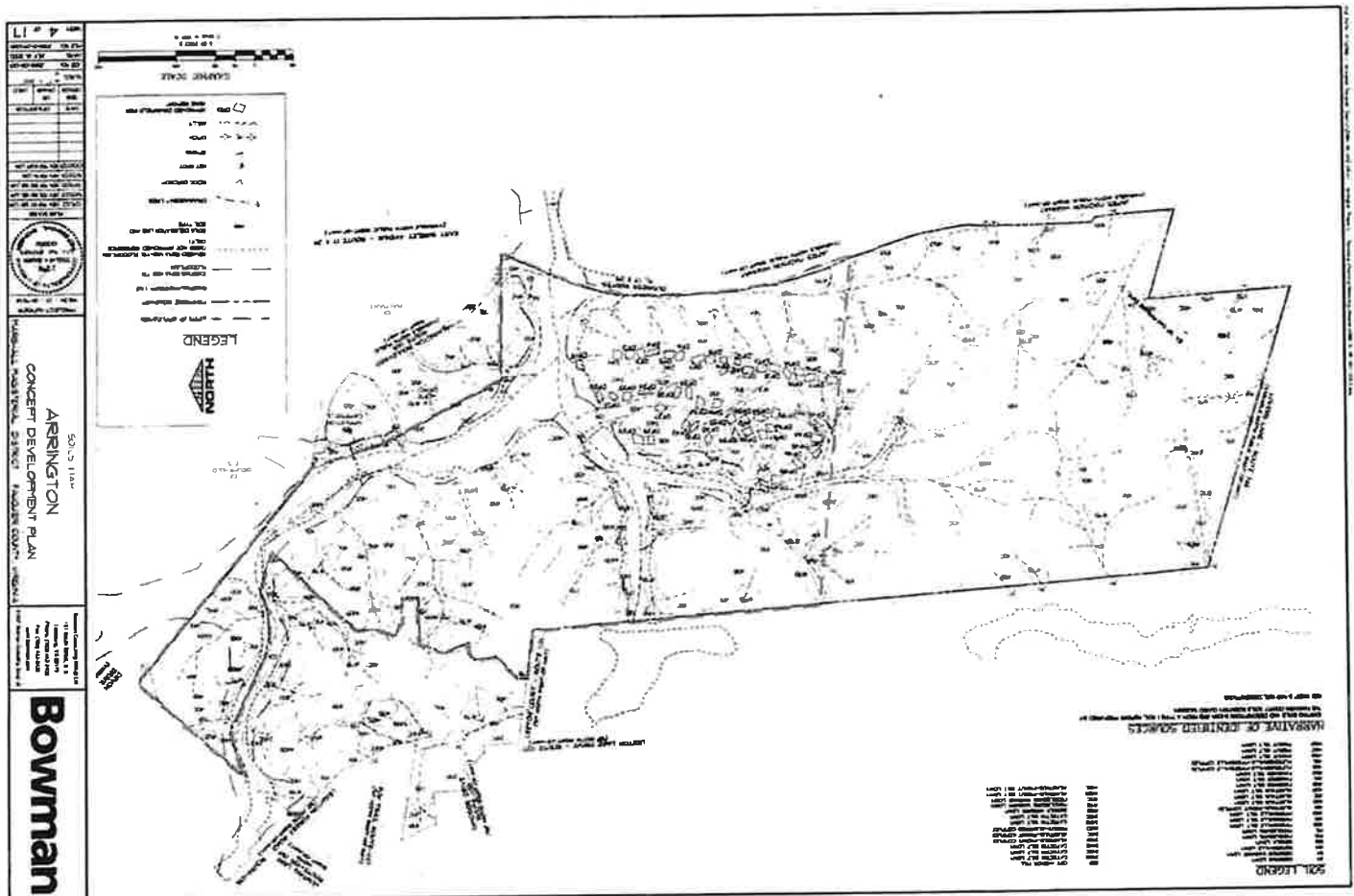
COVER SHEET  
ARRINGTON  
CONCEPT DEVELOPMENT PLAN  
"INDUSTRIAL DISTRICT" - FAIRFAX COUNTY

PROJECT NUMBER  
 REG. NO. 1775  
  
 NAME (PRINT)  
 ADDRESS (PRINT)  
 CITY (PRINT)  
 STATE (PRINT)  
 ZIP (PRINT)  
 PHONE ( )  
 FAX ( )  
 E-MAIL ( )  
 TITLE (PRINT)  
 ORGANIZATION (PRINT)  
 ADDRESS (PRINT)  
 CITY (PRINT)  
 STATE (PRINT)  
 ZIP (PRINT)  
 PHONE ( )  
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 E-MAIL ( )







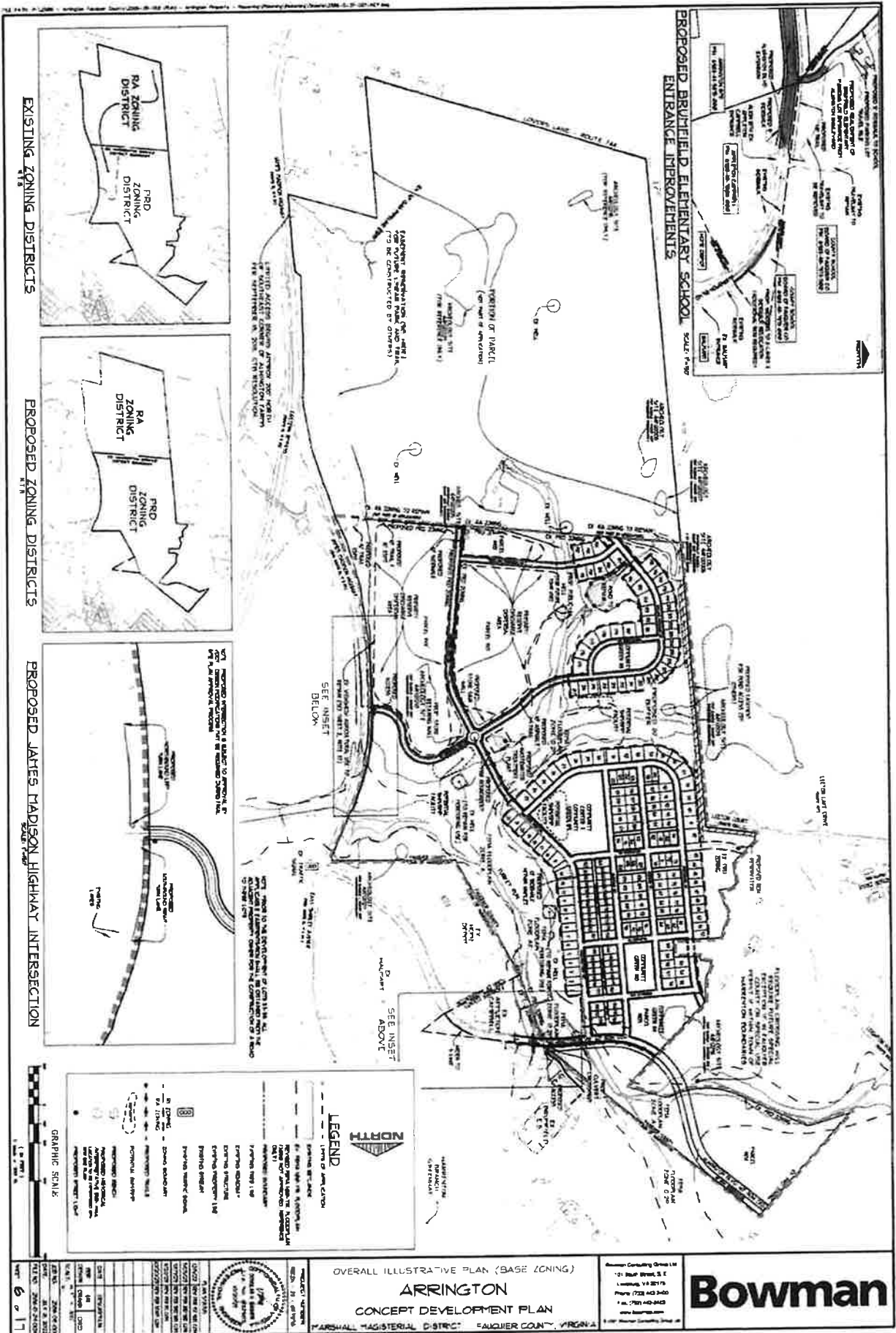


SOIL CHARACTERISTICS  
**ARRINGTON**  
 CONCEPT DEVELOPMENT PLAN  
 FAALOUER COUNTY, VIRGINIA

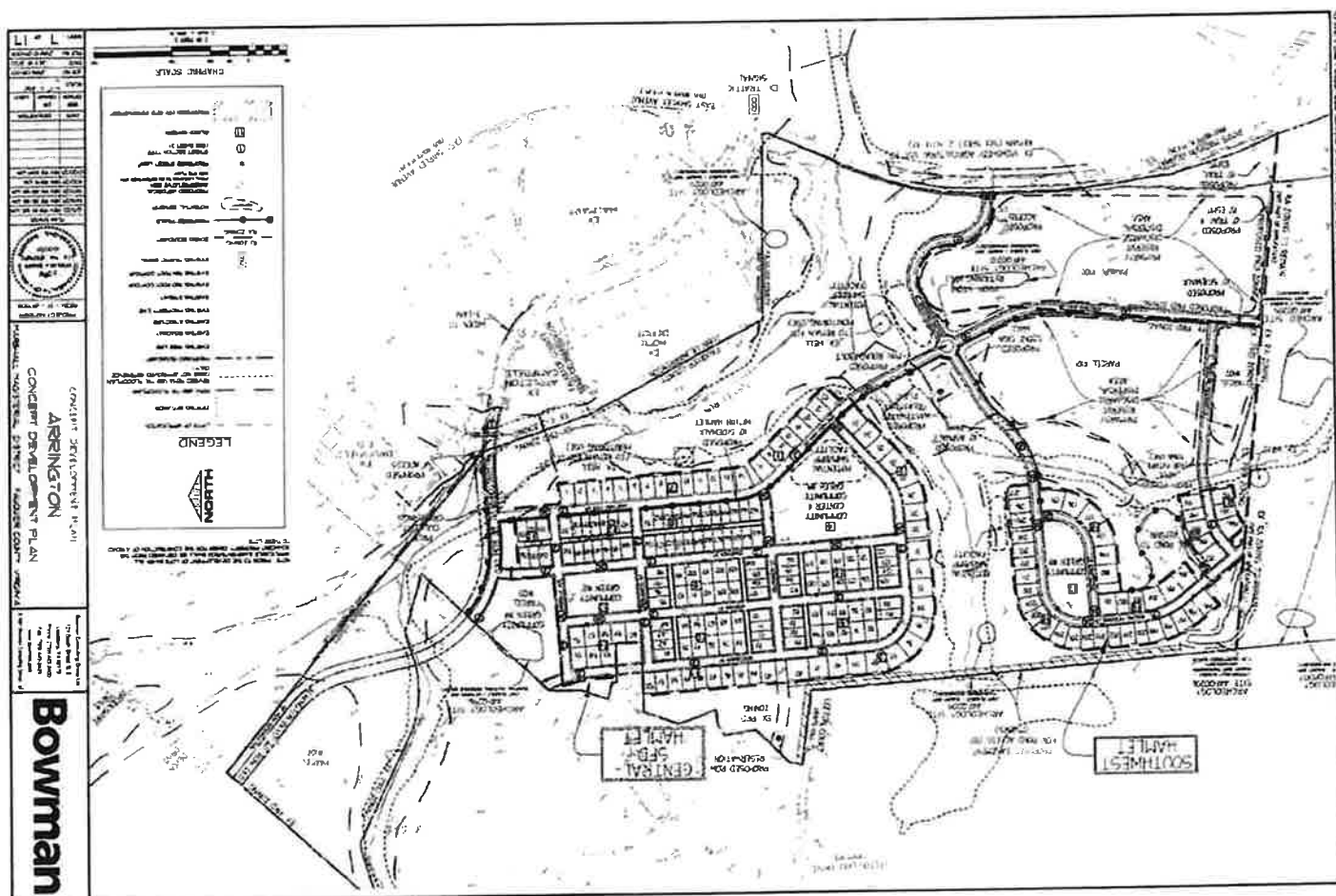
**Project Location**  
 MAP 11 - 17  
 MAP 11 - 17

**Bowman**  
 Consulting Group, Inc.  
 10000 Lee Road, Suite 100  
 Fairfax, VA 22031  
 Phone: (703) 455-0000  
 Fax: (703) 455-0000  
[www.bowman.com](http://www.bowman.com)

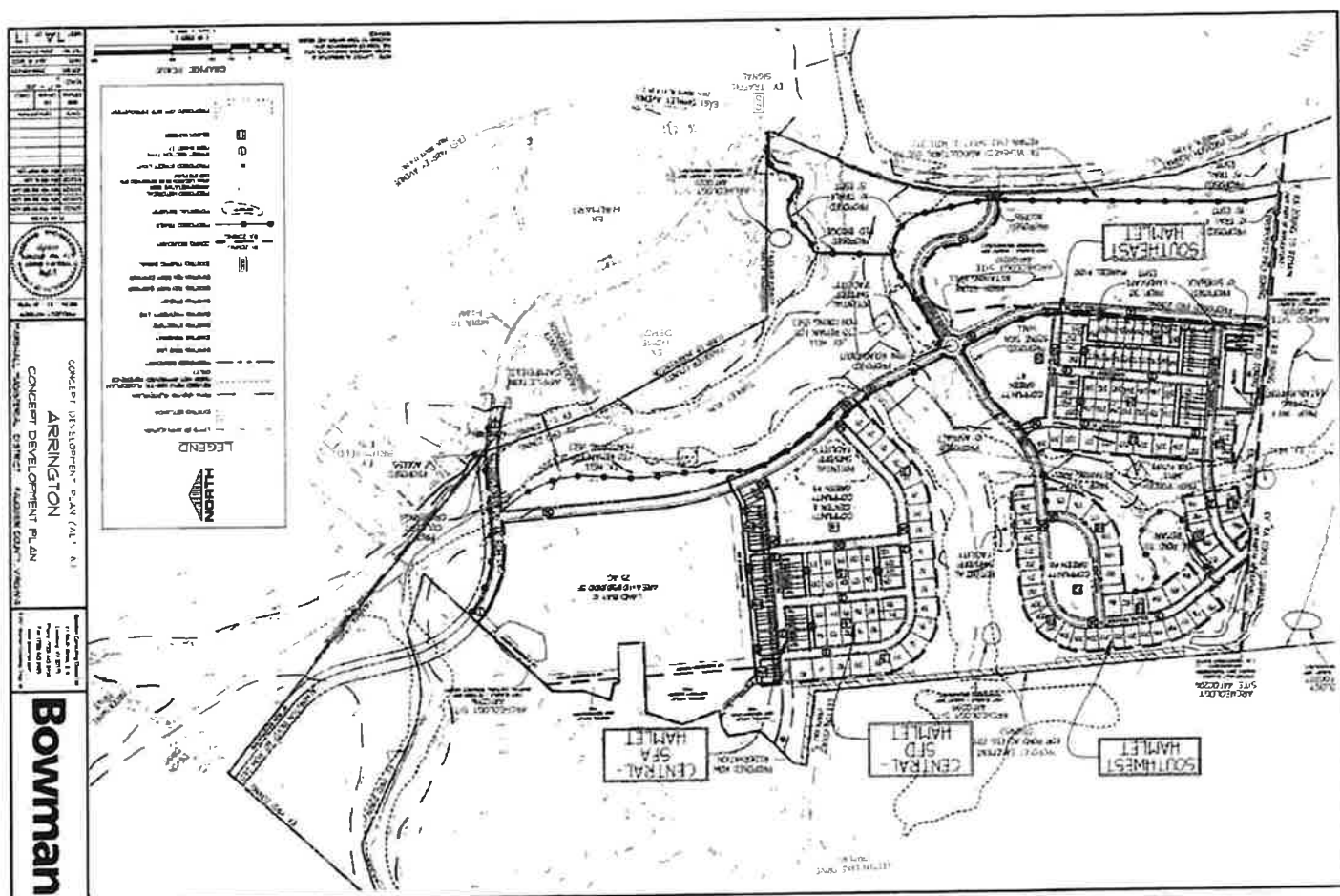
10000 Lee Road, Suite 100  
 Fairfax, VA 22031  
 Phone: (703) 455-0000  
 Fax: (703) 455-0000  
[www.bowman.com](http://www.bowman.com)

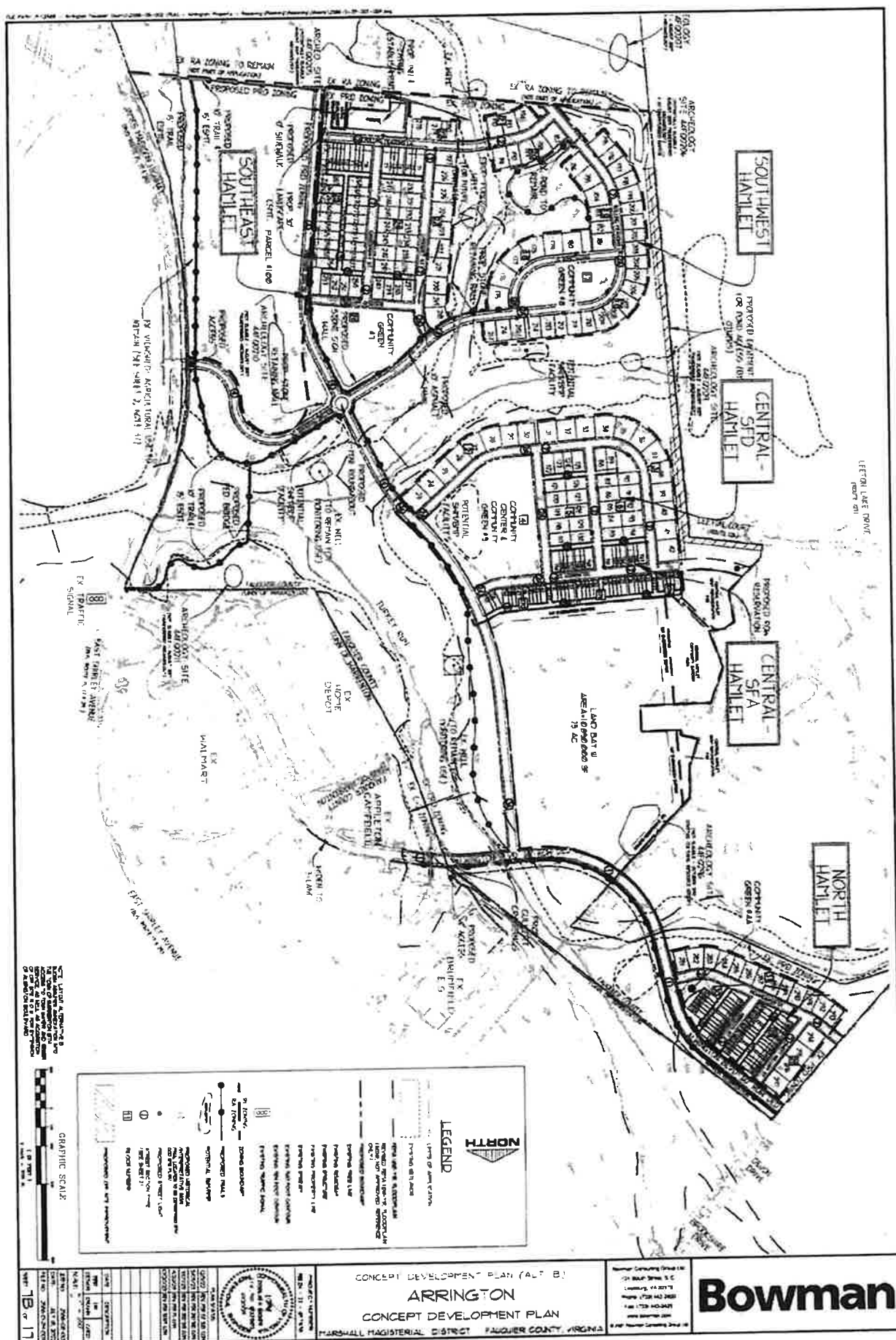


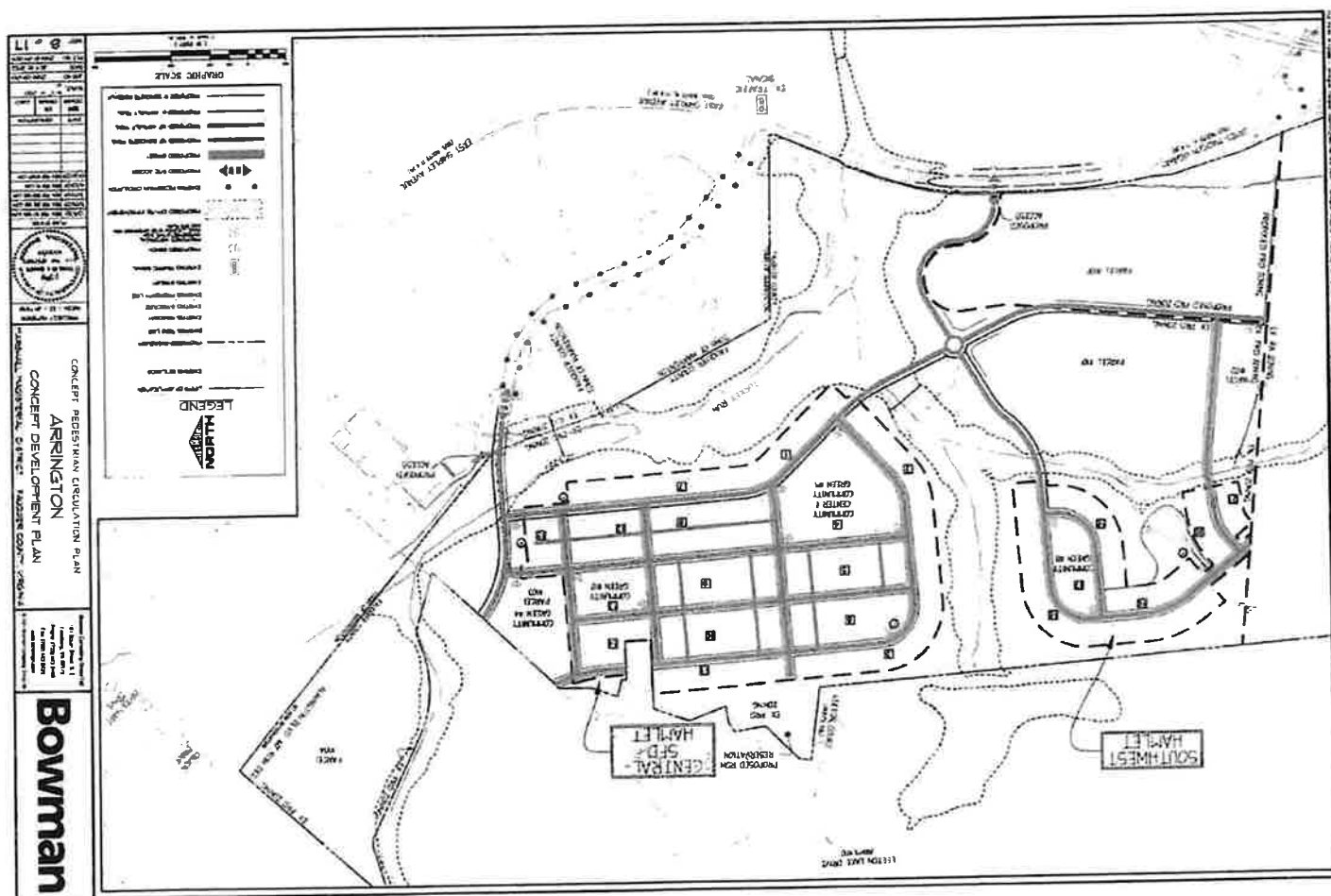


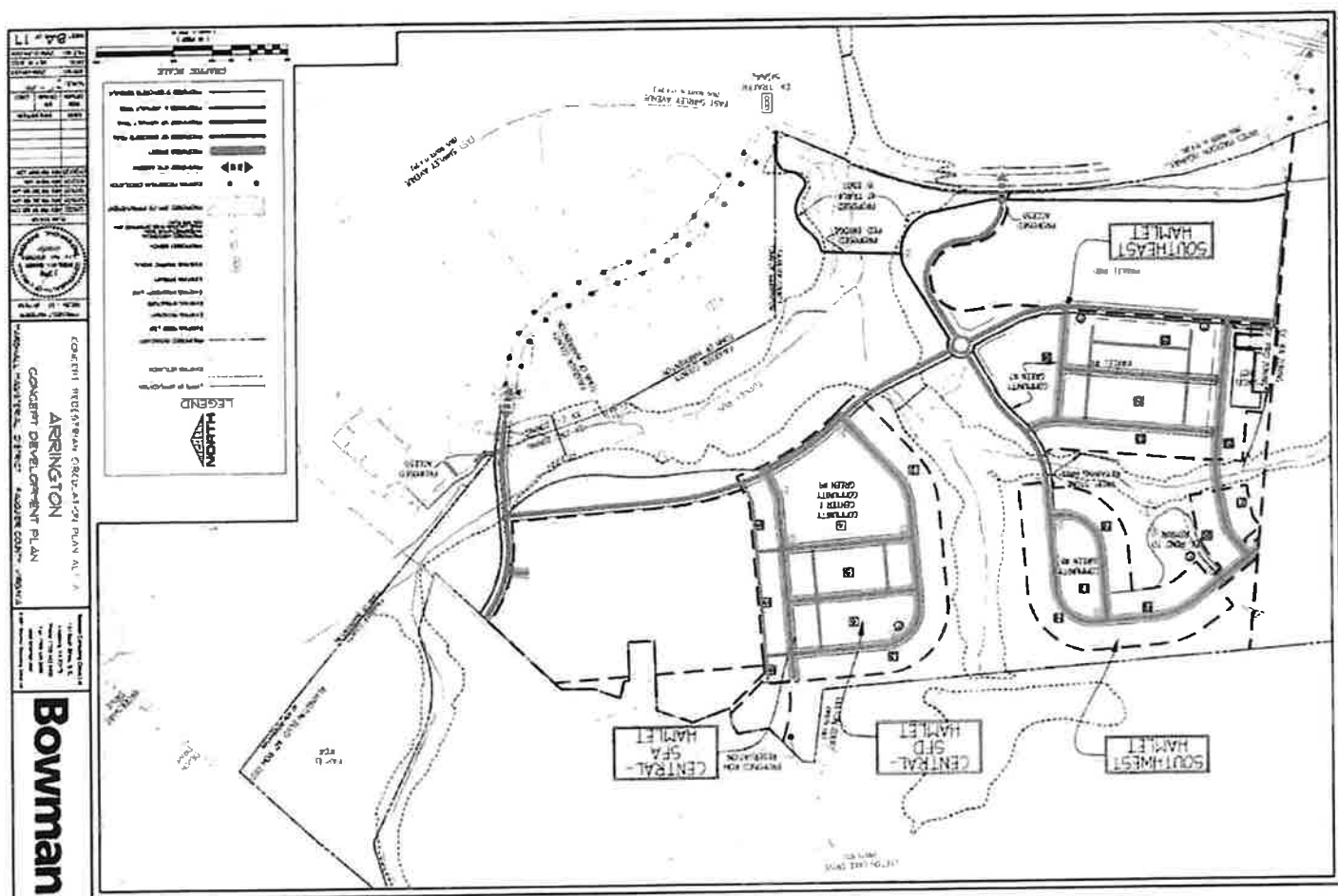


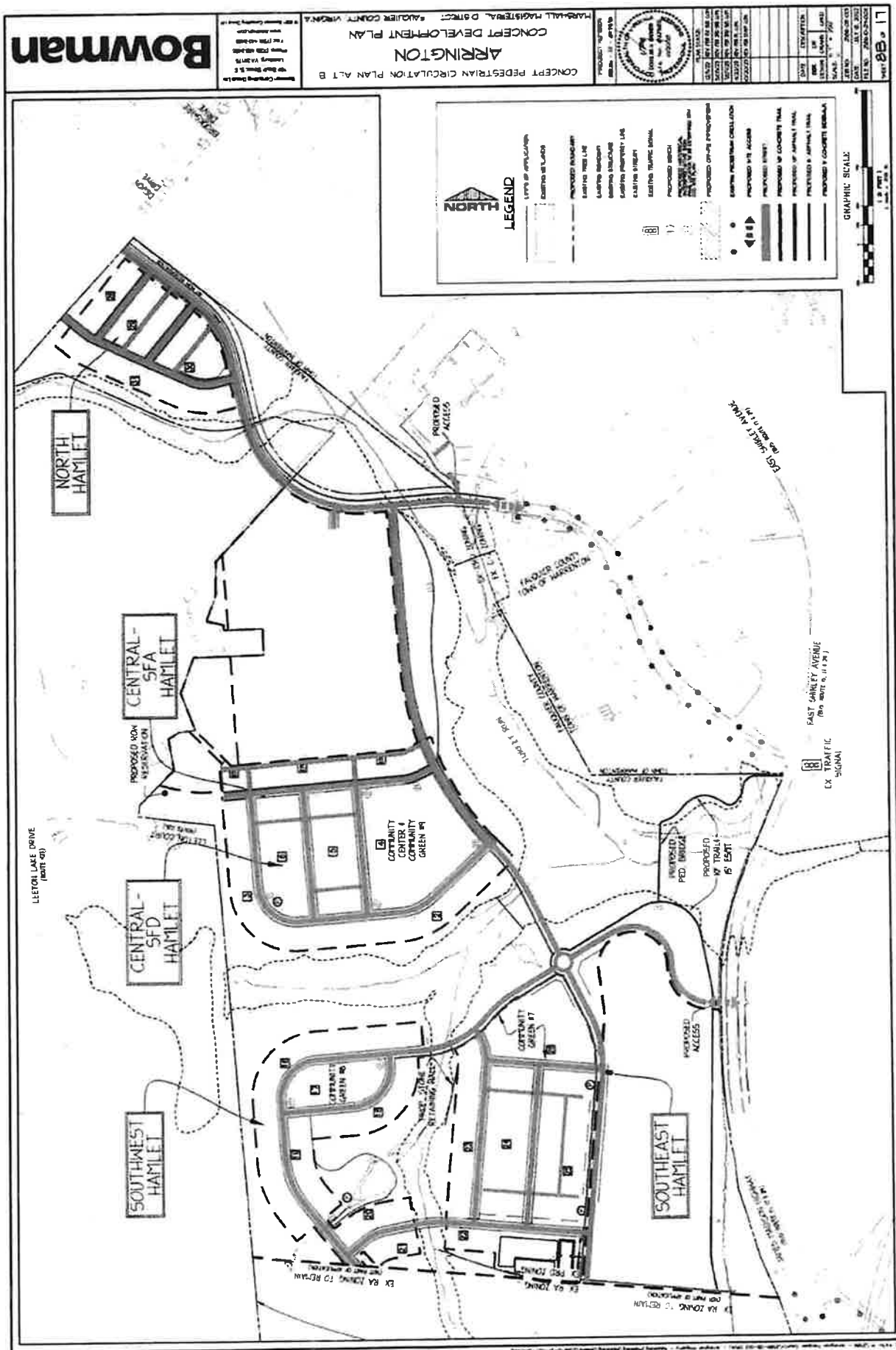


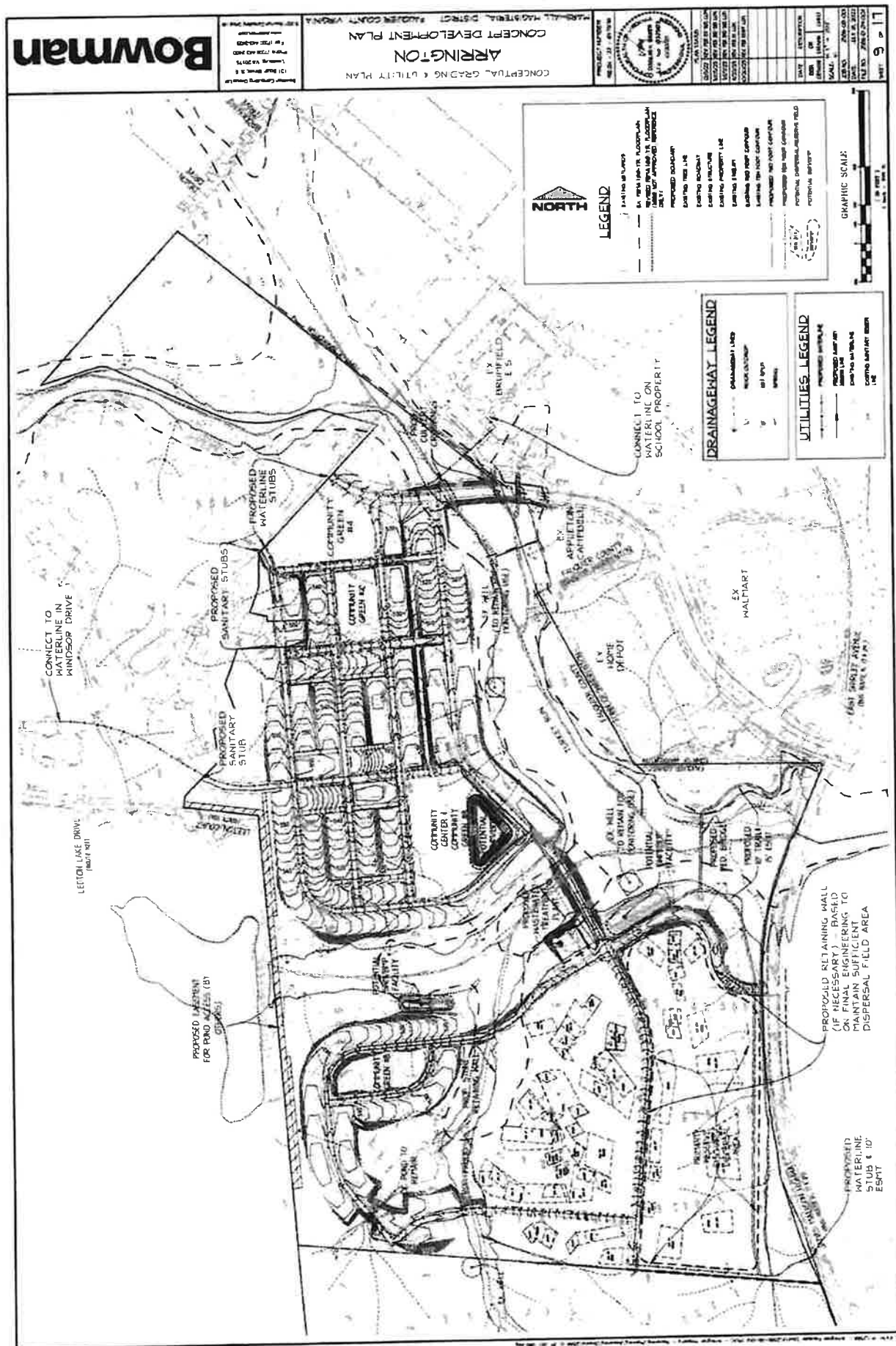




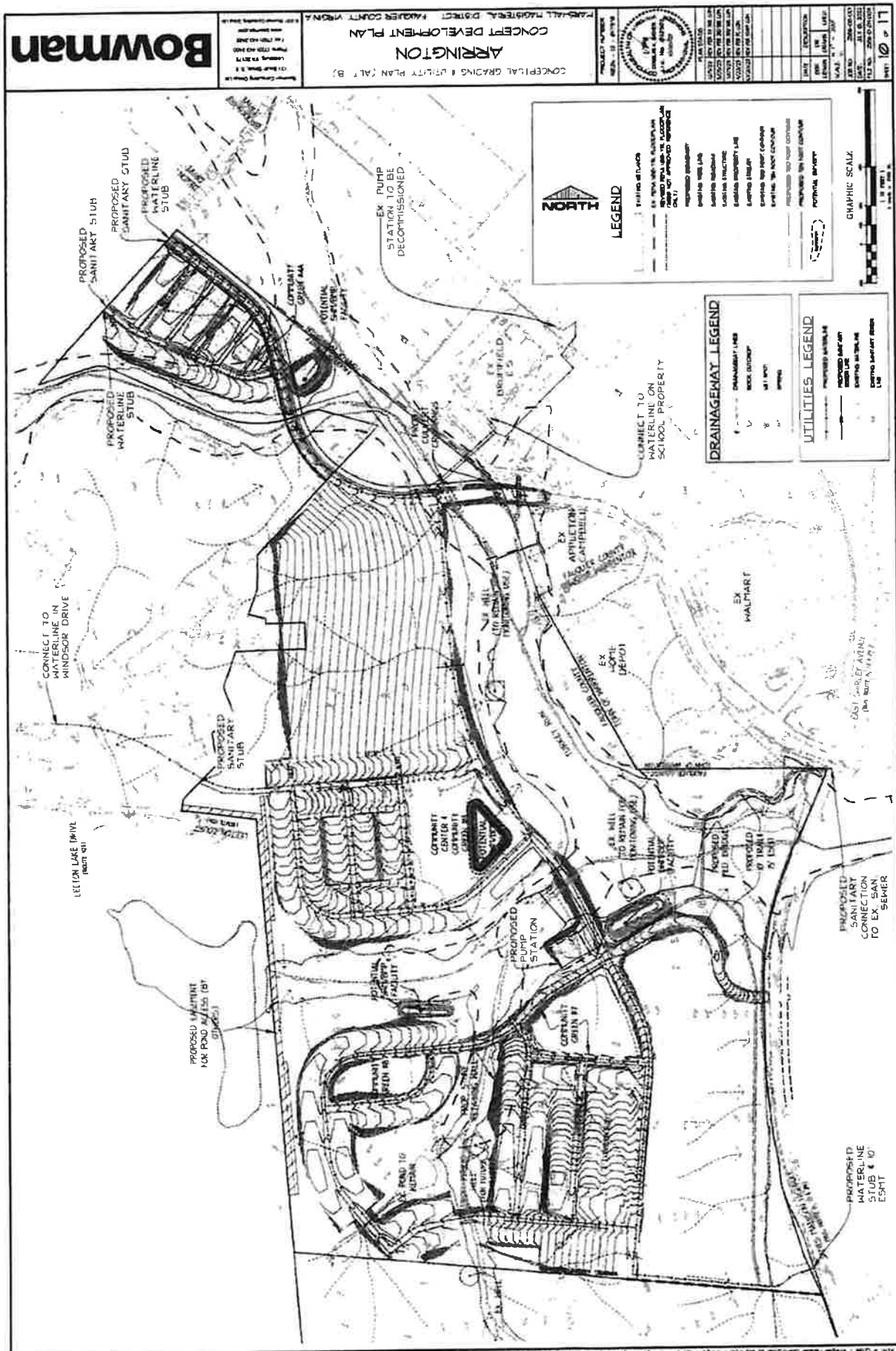


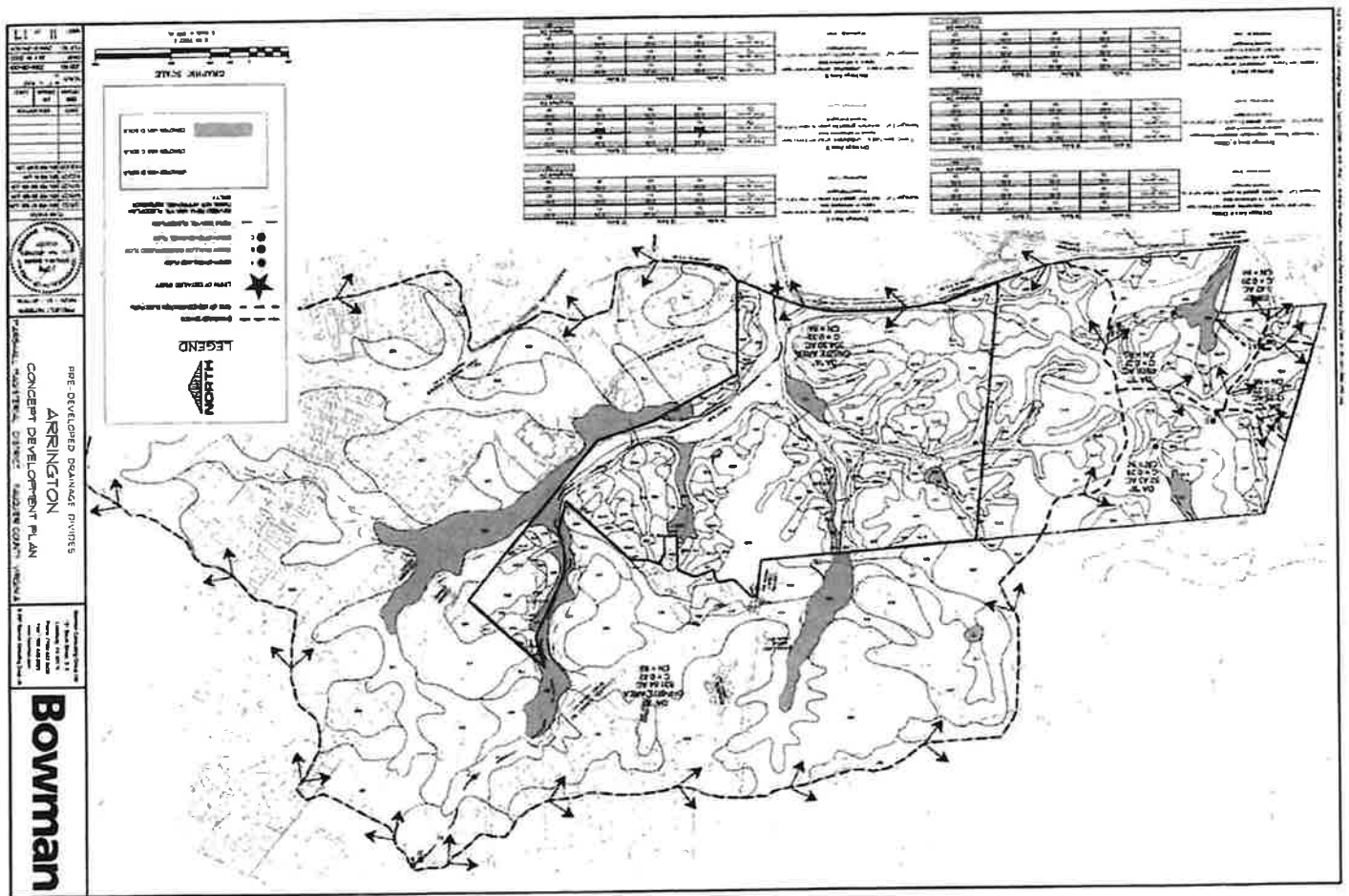




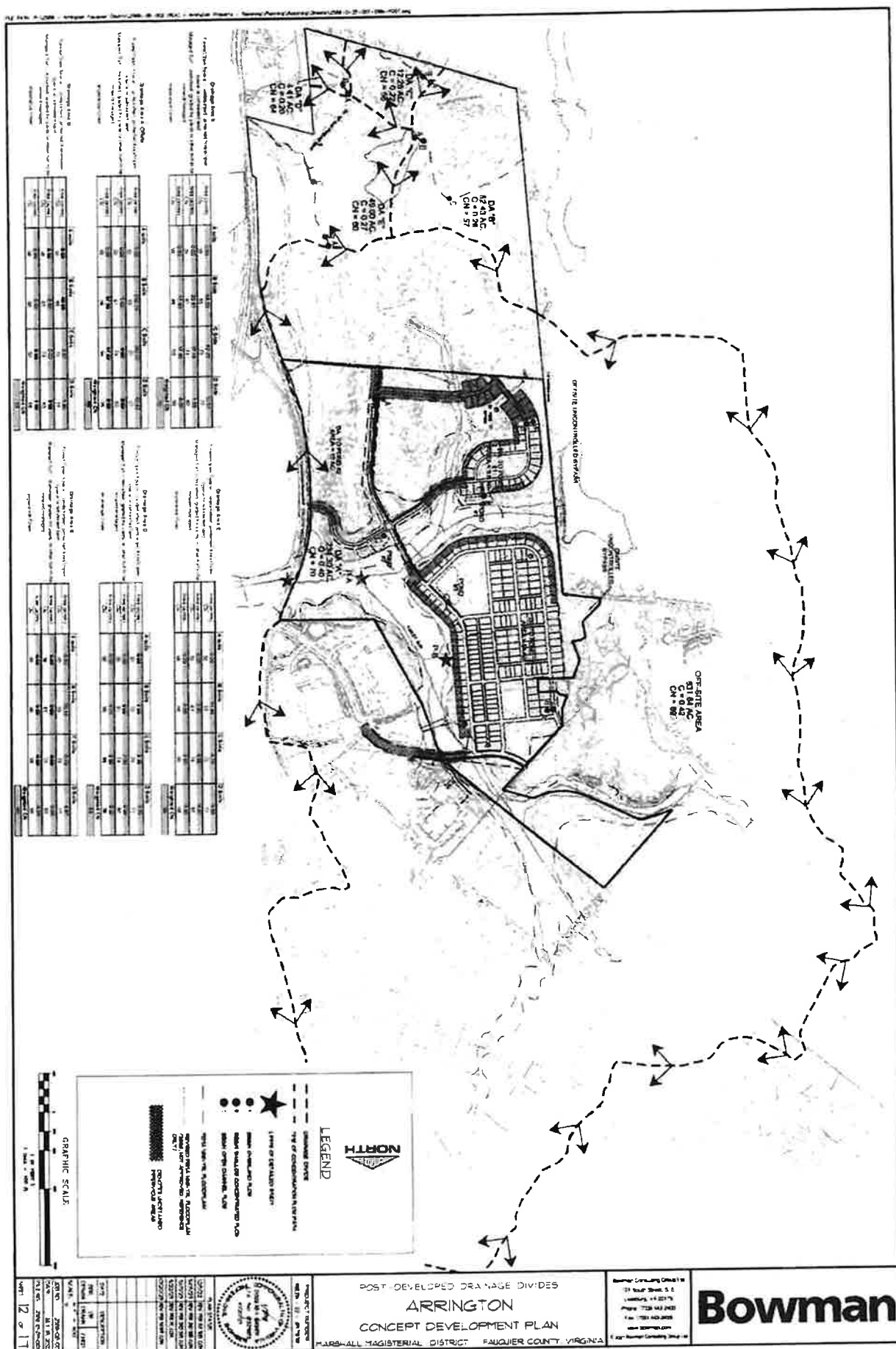


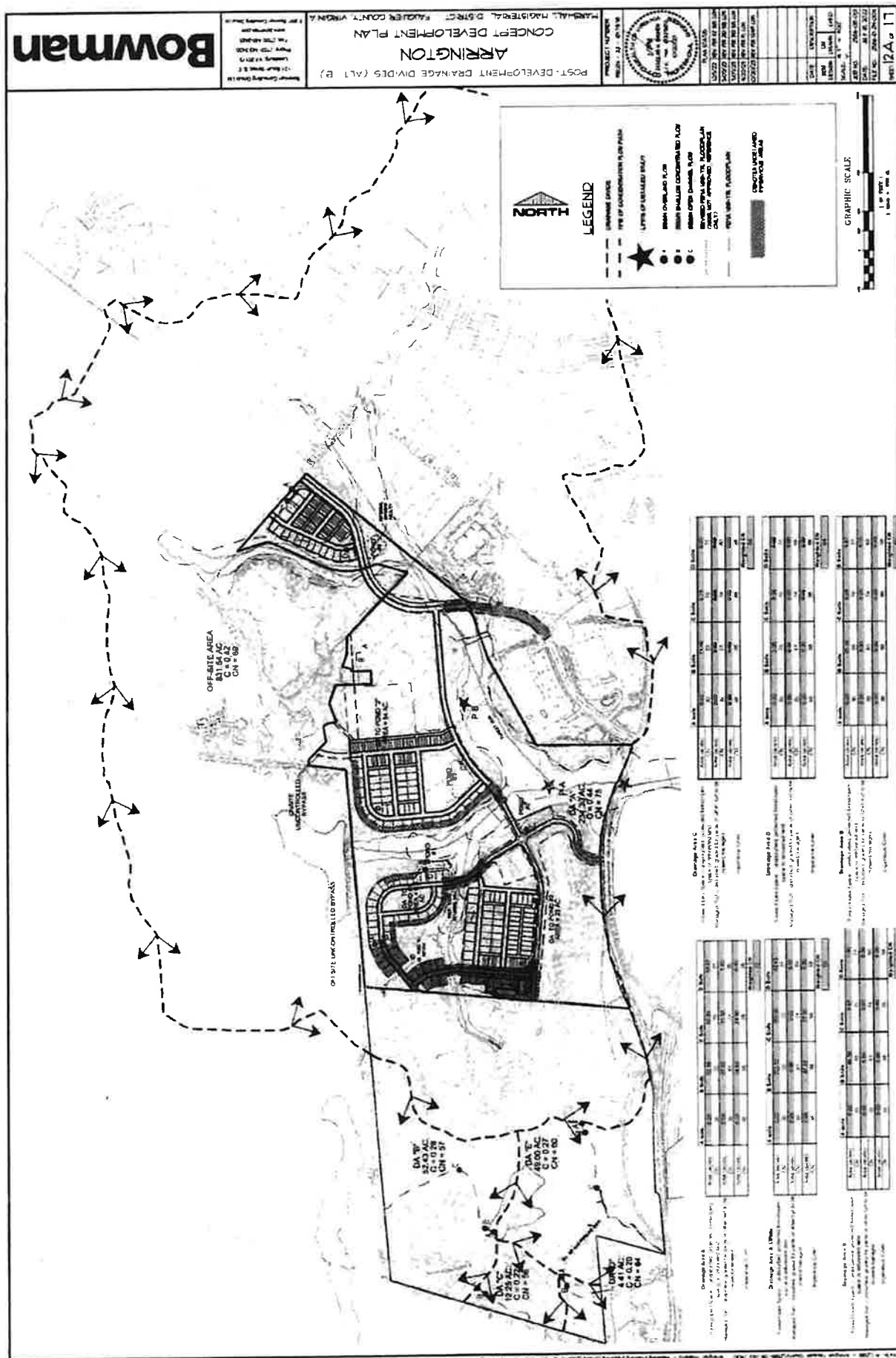


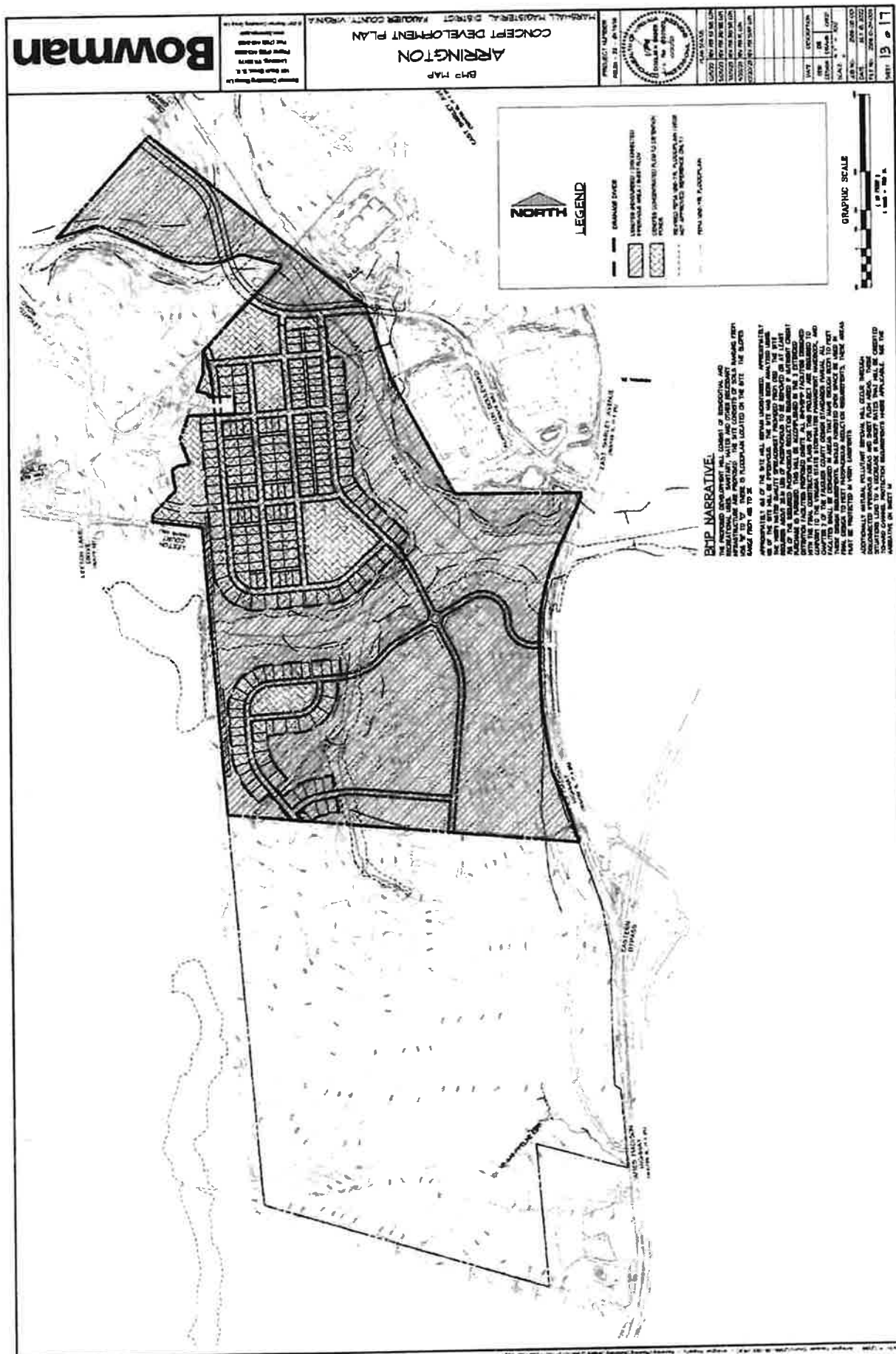


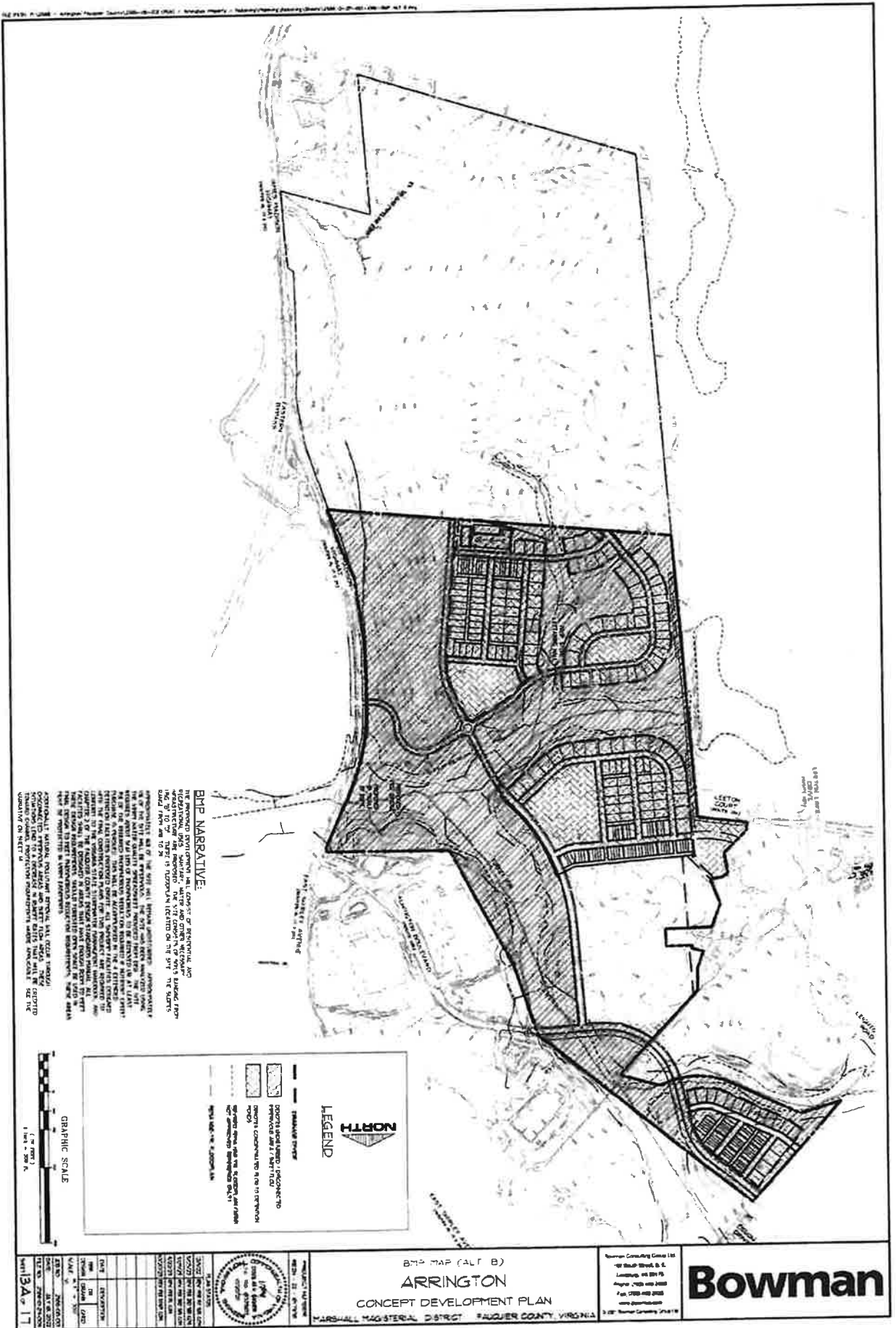








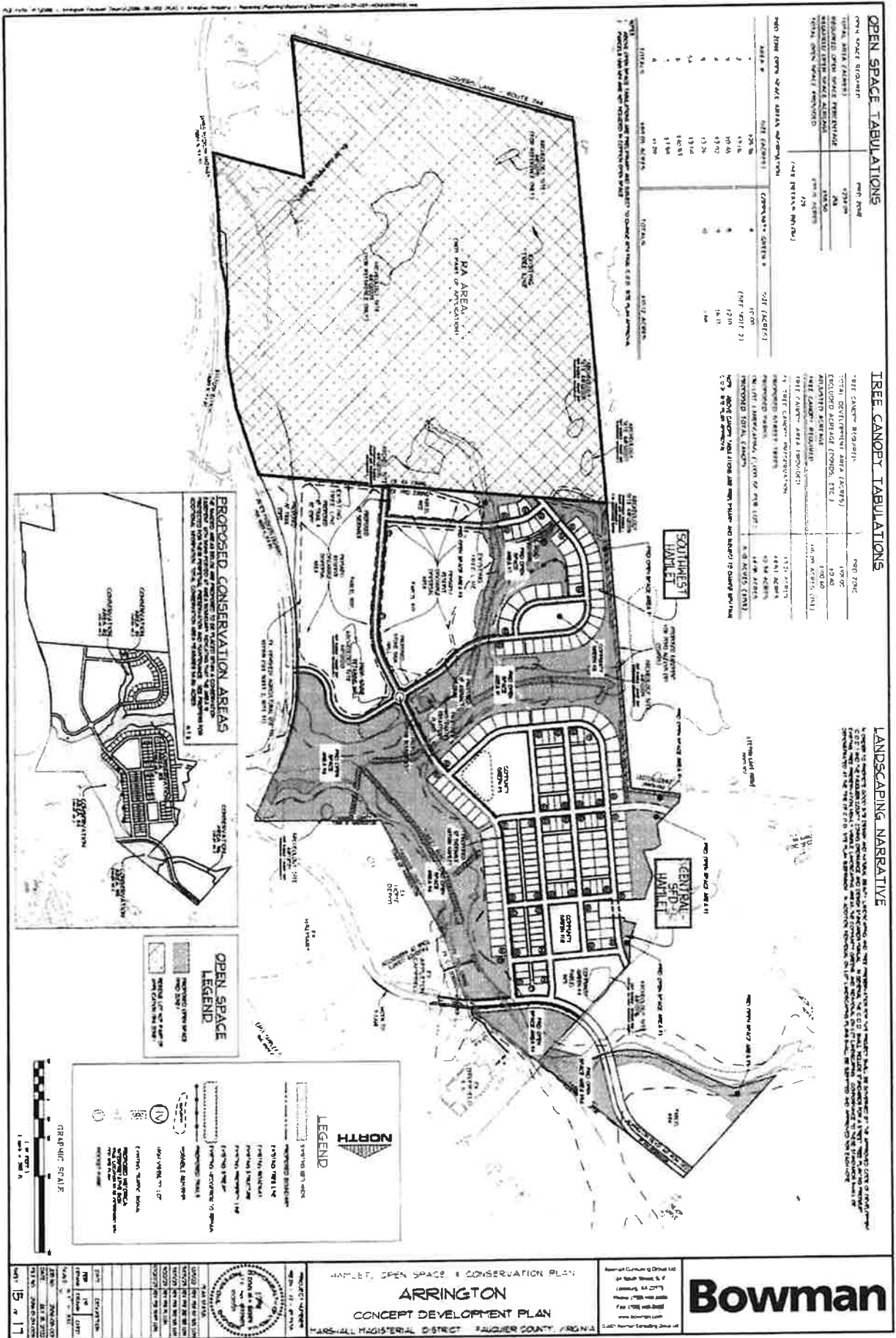






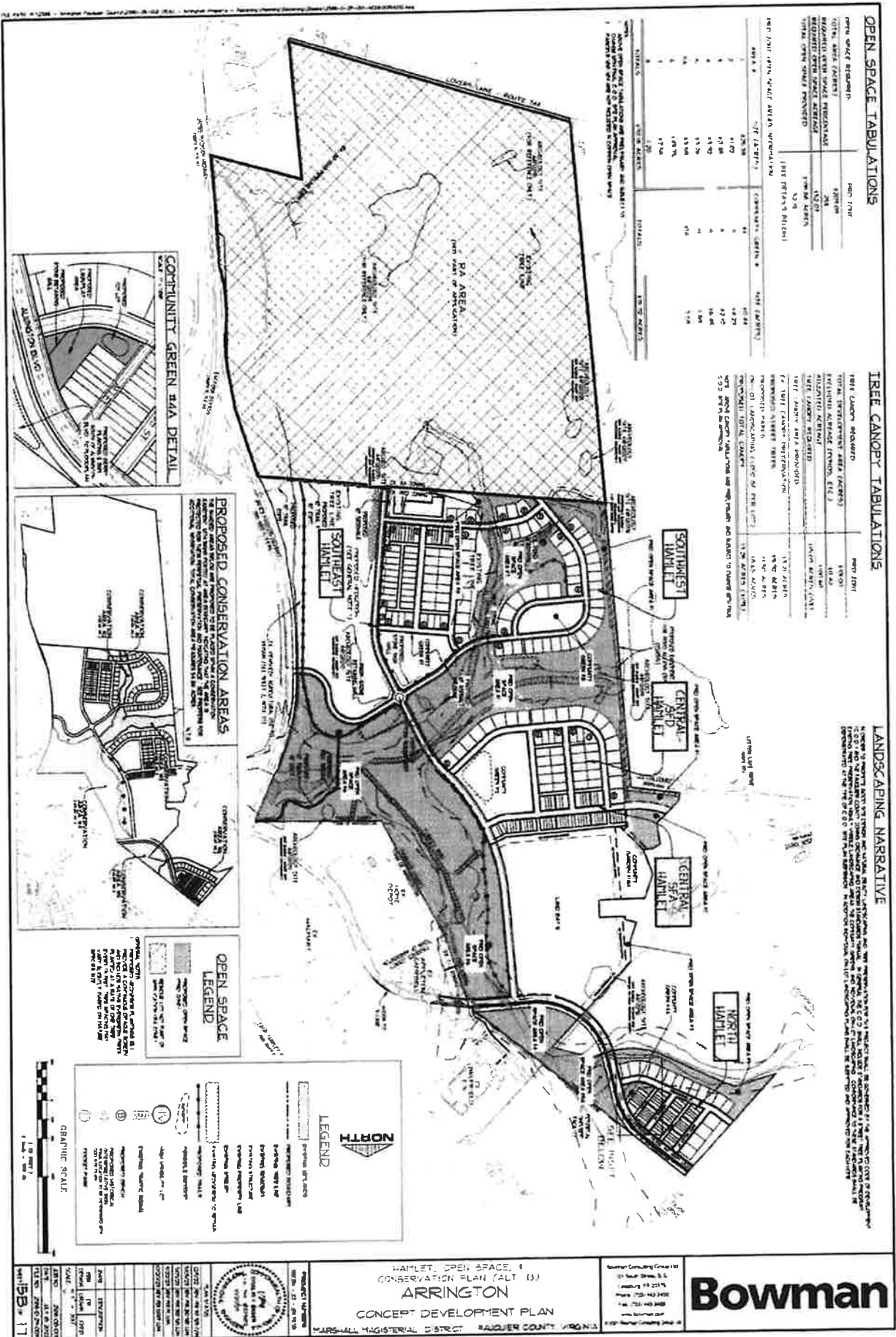


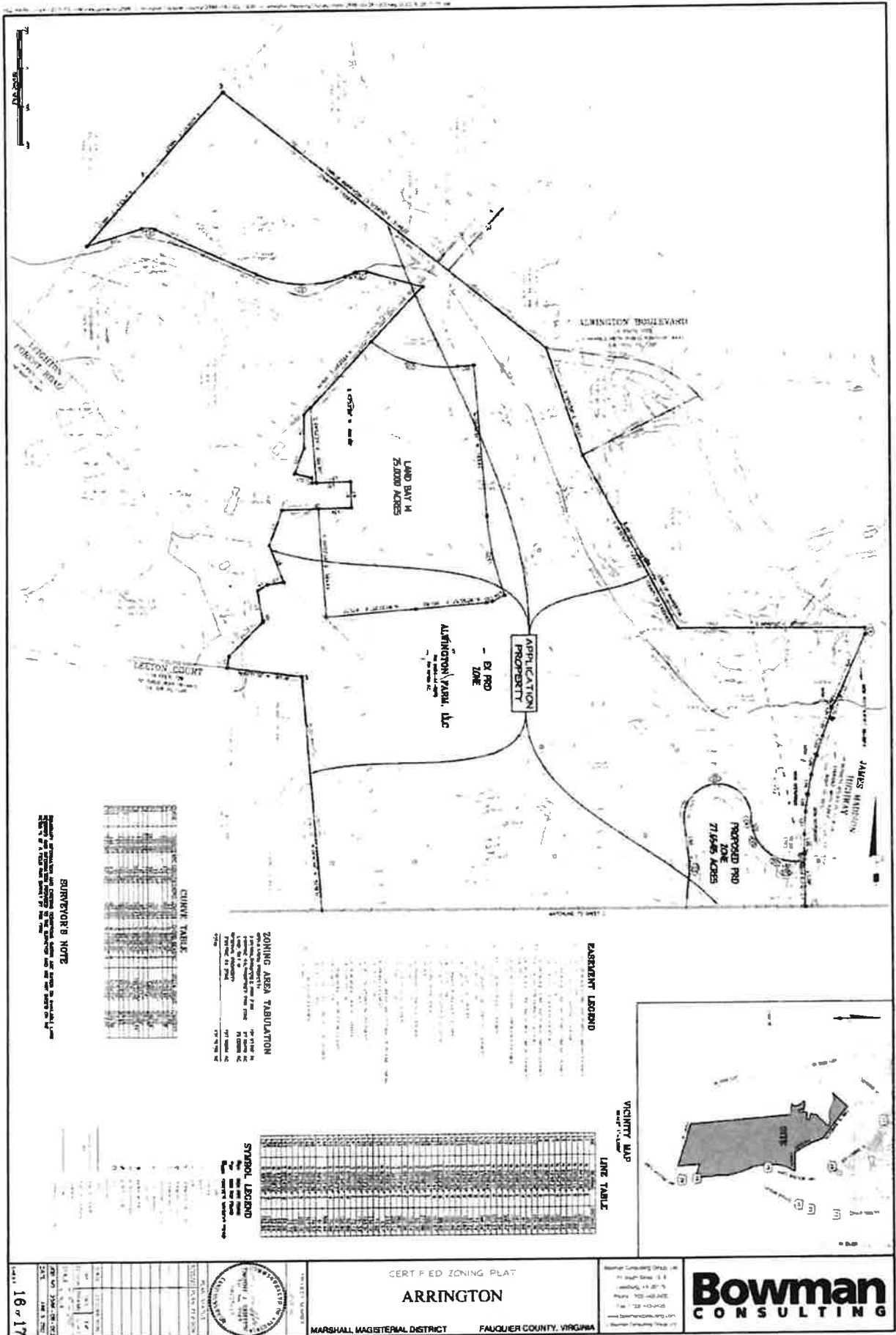


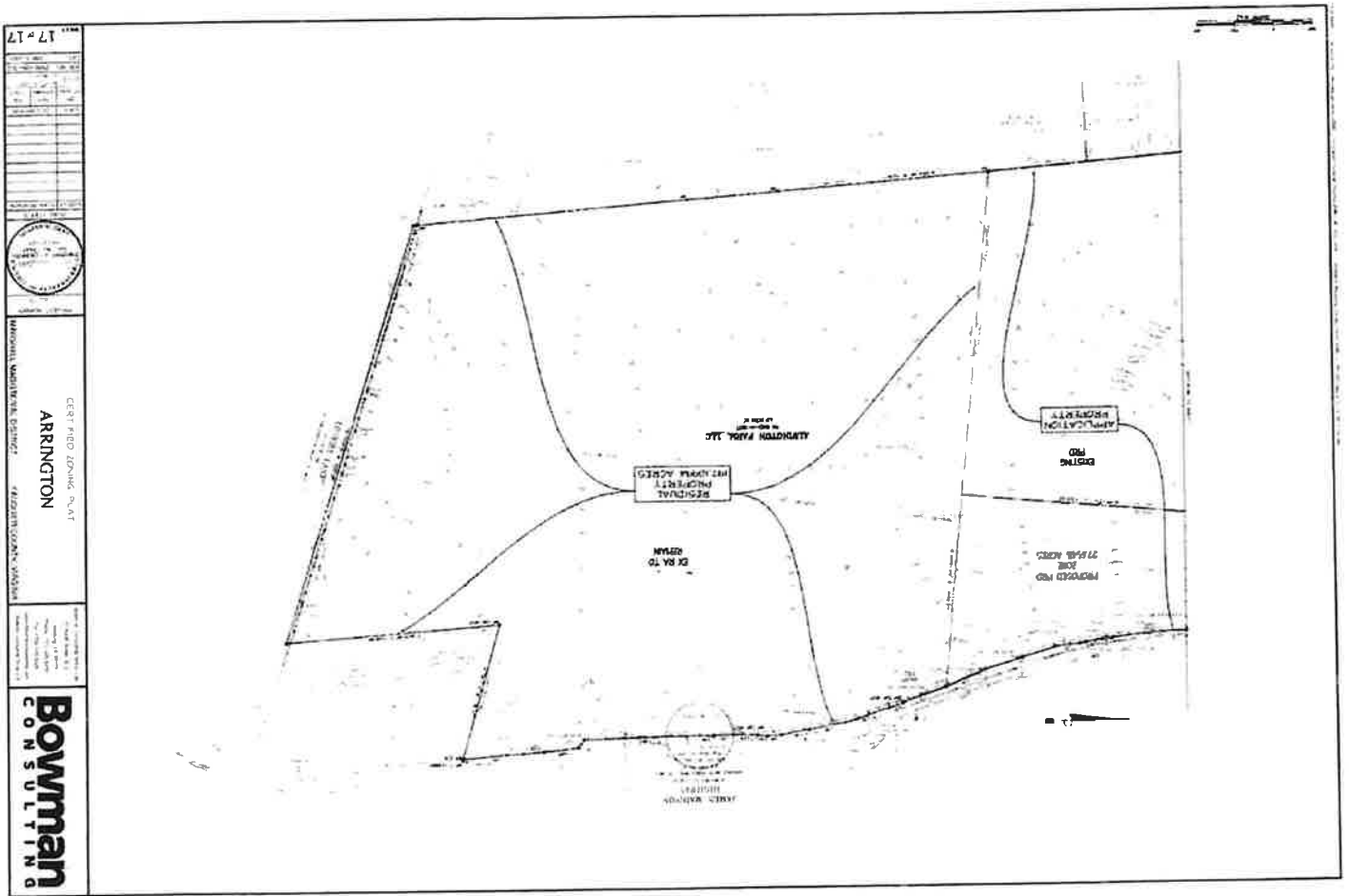


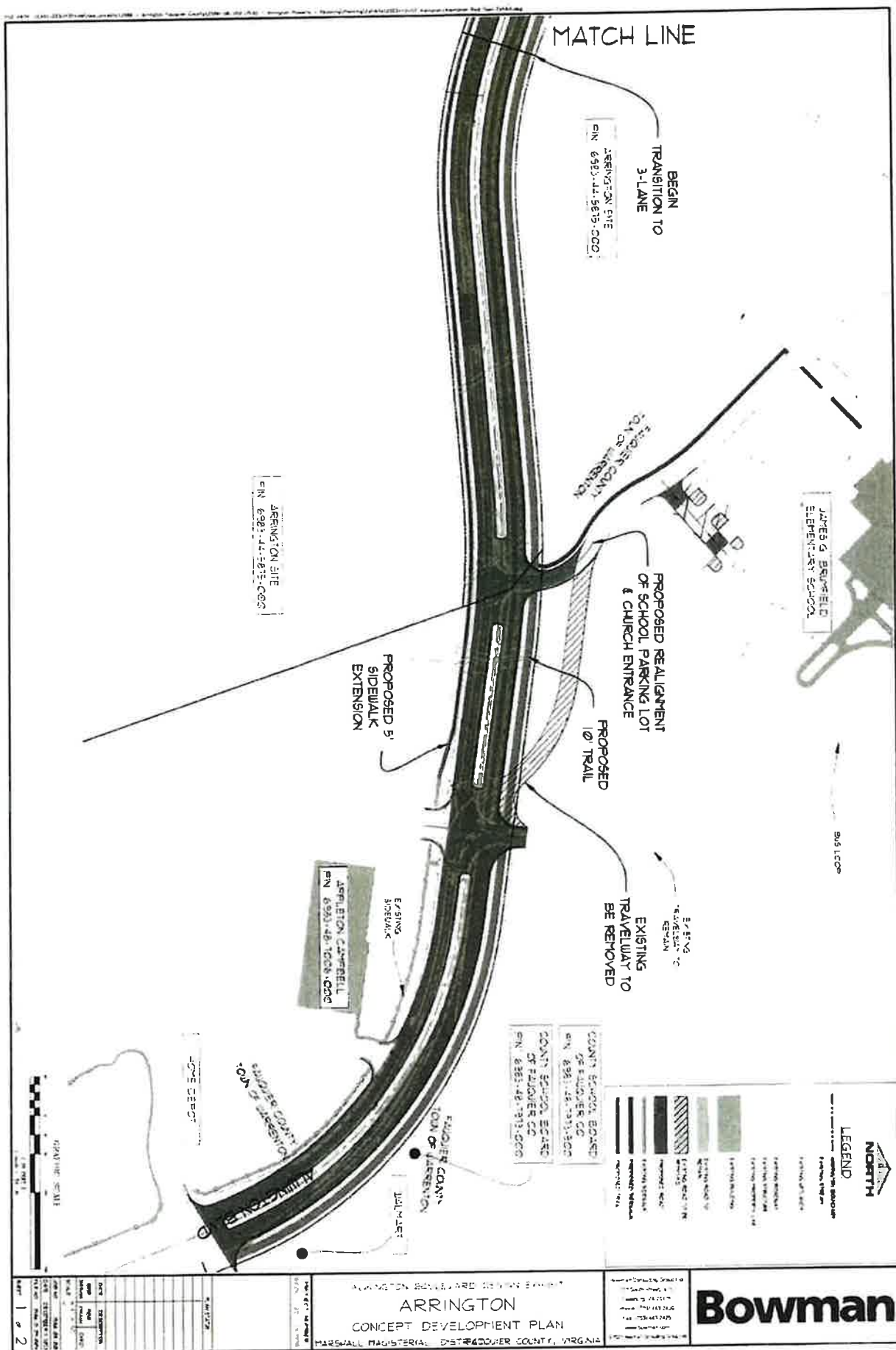


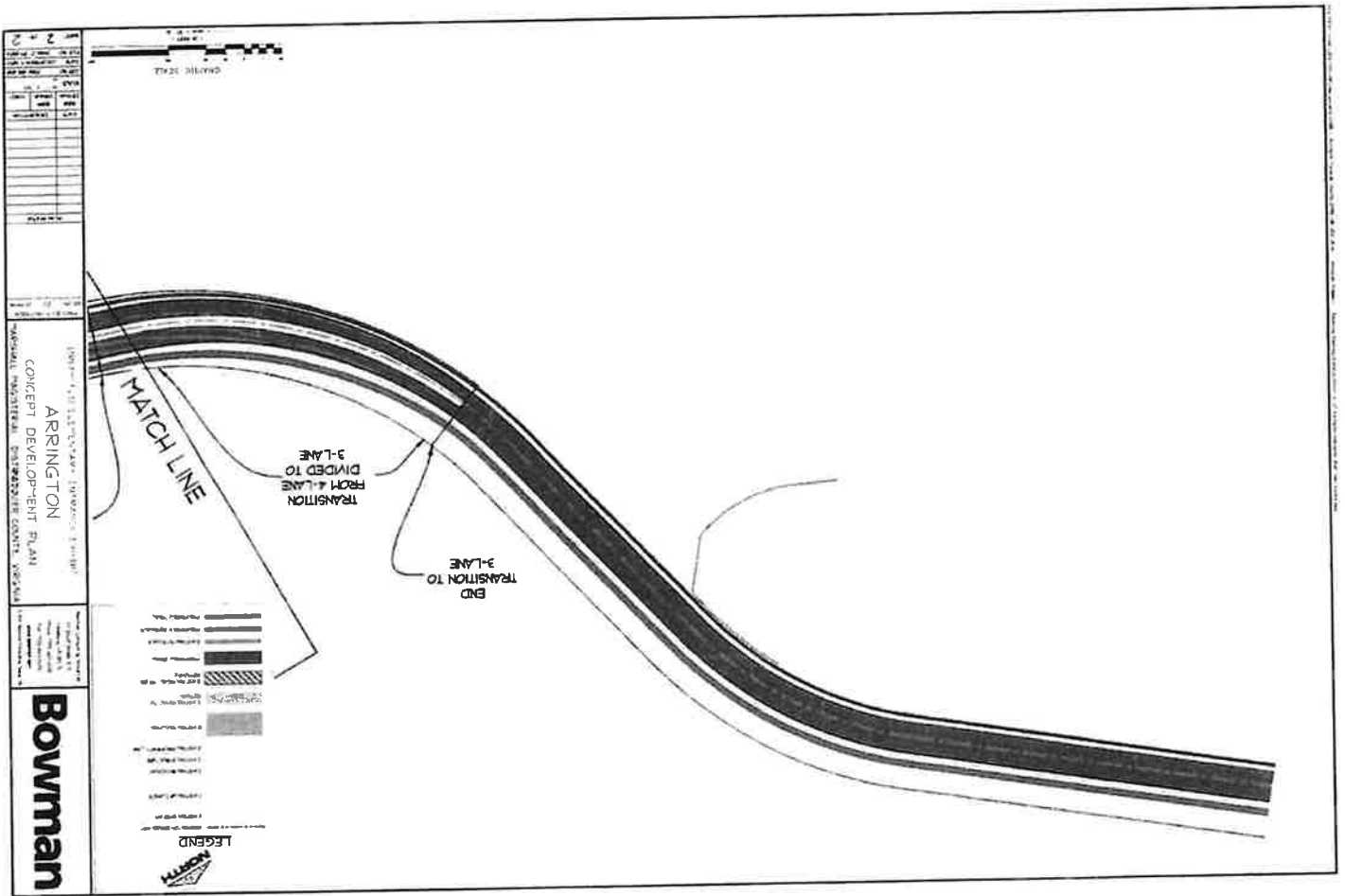












Arrington Proffer Statement  
October 20, 2023

REZN-22-017978

EXHIBIT C

Code of Development

# *Livingston*

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023





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OWNER

Approved by City Council

DEVELOPER/APPLICANTS

Approved by Board  
1001 Avenue Street  
Farmingdale, VA 22031

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

CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

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

TRANSPORTATION ENGINEERING

Approved by Board  
1001 Avenue Street  
Farmingdale, VA 22031

WASTEWATER ENGINEERING

Approved by Board  
1001 Avenue Street  
Farmingdale, VA 22031

LEGAL

Approved by Board  
1001 Avenue Street  
Farmingdale, VA 22031





ARINGTON PARK POND

## DESCRIPTION OF THE PROJECT

[illegible]

ARHINGTON / ARM POND

1000

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

[illegible]

the two, with *Al. fuscipes*  $\times$  *A. niger* and *A. niger*  $\times$  *A. fuscipes* crosses. The  $\chi^2$  test of independence of assortment between the two genes was not significant ( $P = 0.12$ ). The  $\chi^2$  test of independence of assortment between the two genes and the presence of the *ura* gene was also not significant ( $P = 0.12$ ). The  $\chi^2$  test of independence of assortment between the *ura* gene and the presence of the *ura* gene was also not significant ( $P = 0.12$ ).

For a broad introduction to the concept of two-dimensional algebras, see the collection of papers in this special volume. The construction of physical models involving two-dimensional algebras of the plane is the first topic in this volume. This attention is directed to the papers of [25, 26] as to the other papers in the collection. With this recognition of the papers, I am confident of a more recognition of the papers in the collection.

average 11.5, although the median is 10. The distribution is bimodal, with the majority of respondents at the lower end of the scale and the second peak at the higher end. The mean is 10.5, which is slightly above the median, suggesting that the distribution is slightly skewed to the right. The range is 10 to 12, and the standard deviation is 0.5.

[illegible][illegible][illegible]

Project Description


$$U_0 = (U_0^1, U_0^2, U_0^3, U_0^4, U_0^5, U_0^6, U_0^7, U_0^8, U_0^9, U_0^{10})$$



ARRINGTON ILLUSTRATIVE PLAN - BASE ZONING

## ILLUSTRATIVE PLAN

The Arrington Development Plan consists of two primary components: a 247-acre residential lot and a 247-acre commercial lot. The residential lot is located on the north side of the river and is zoned for residential use. The commercial lot is located on the south side of the river and is zoned for commercial use. The development is situated in a rural area with a mix of agricultural and natural resources.

Illustrative 1000

## PART I: OVERVIEW

11-12-2011

[illegible]





## References

It is the responsibility of any Builder to obtain all necessary permits and ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for AIA review are not subject to any approval or endorsement by AIA, nor are they subject to any regulatory funding efforts, design regulations, and the enforcement of all governmental entities having jurisdiction over the building project or the property legislation surrounding the use, operation or maintenance of the building and its occupants. The AIA, either in its individual or joint capacity with the AIA, cannot be held liable for any claims or actions resulting from the use of any plans or drawings submitted for the AIA, nor can it be held responsible for any claims or actions resulting from the use of any plans or drawings submitted for the AIA. It is the responsibility of the Builder to ensure that all necessary permits are obtained and that all applicable regulations are followed. The AIA, either in its individual or joint capacity with the AIA, cannot be held liable for any claims or actions resulting from the use of any plans or drawings submitted for the AIA, nor can it be held responsible for any claims or actions resulting from the use of any plans or drawings submitted for the AIA.

## PART I: OVERVIEW

Architectural design is a process of creating a building that is both functional and aesthetically pleasing. It involves a series of steps, from conceptualization to construction. The process begins with a client's needs and desires, which are translated into a set of requirements. The architect then develops a concept, which is refined through a series of sketches and models. The final stage is the construction of the building, which is supervised by the architect. The process is iterative, with the architect making adjustments as needed throughout the project.

## References

It is the responsibility of any Builder to obtain all necessary permits and ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for AIA review are not subject to any approval or endorsement by AIA, nor are they subject to any regulatory funding efforts, design regulations, and the enforcement of all governmental entities having jurisdiction over the building project or the property legislation surrounding the use, operation or maintenance of the building and its occupants. The AIA, either in its individual or joint capacity with the AIA, cannot be held liable for any claims or actions resulting from the use of any plans or drawings submitted for the AIA, nor can it be held responsible for any claims or actions resulting from the use of any plans or drawings submitted for the AIA. It is the responsibility of the Builder to ensure that all necessary permits are obtained and that all applicable regulations are followed. The AIA, either in its individual or joint capacity with the AIA, cannot be held liable for any claims or actions resulting from the use of any plans or drawings submitted for the AIA, nor can it be held responsible for any claims or actions resulting from the use of any plans or drawings submitted for the AIA.

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

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

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

## SUBMISSION OF A CODE OF DEVELOPMENT SITE PLAN:

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

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

## SUBMISSION OF FINAL PLATS:

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

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

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

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

feet) and residential tents shall require a Zoning Permit.

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

## DEVIATIONS FROM THE CODE OF DEVELOPMENT:

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

## APPEALS:

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

## DEVIATIONS IN PROCESS:

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







**PERMITTED USES:**

PRINCIPAL USES, PERMITTED (PER ZO 4-103)

A. Detached, single family dwellings

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

**SECONDARY USES, PERMITTED (PER ZO 4-104)**

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

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

C. Intentionally Deleted

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

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

F. H. Intentionally Deleted

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

J. R. Intentionally Deleted

S. Farmer's market

T. Intentionally Deleted

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

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

**GENERAL USE LIMITATIONS:**

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

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

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

3. Section 2-510: Sales from Vehicles

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

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

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

7. Article 8: Signs

8. Article 9: Performance Standards

9. Article 11: Telecommunications Ordinance

ACCESSORY USES (PER ZO 6-102)

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

1-2. Intentionally Deleted

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

5-7. Intentionally Deleted

8. Gas Station

9. Intentionally Deleted

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

11-17. Intentionally Deleted

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

19. Intentionally Deleted

20. Structure structures are identical to a permitted use.

21. Swimming pool and spa/hot tubs, private

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

23a. Intentionally Deleted

23. Intentionally Deleted

25. Yard/Driveway Structures - to residential uses (per ZO)

26-29. Intentionally Deleted

30. A family day care for four or fewer children

31. The setting for hire of not more than two rooms to not more than two persons for periods no shorter than one month

32-33. Intentionally Deleted

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

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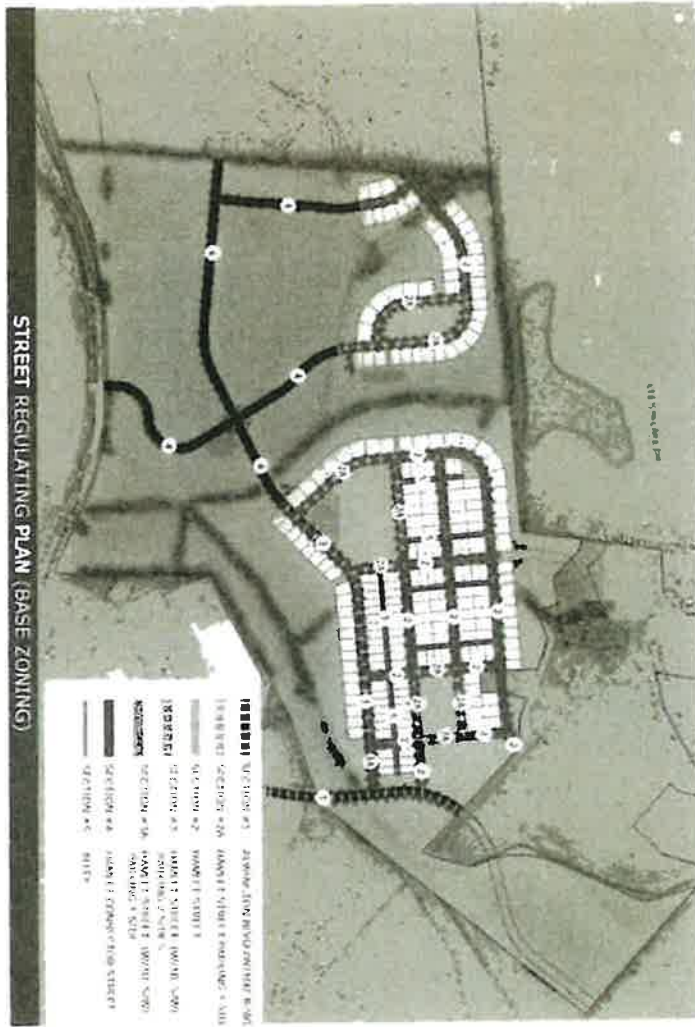
The Association wants to do simple modifications to its plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan. It wants to add a few more units to the plan.

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

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## GENERAL REQUIREMENTS

## SHEETS:

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[illegible]

implications of a "work" equivalent to those identified by the participants at the time of the study. The authors suggest that asking people to think about a "work" may not be the best way to elicit information for the development of a conceptual model of a work environment. In addition, the authors suggest that the use of a "work" may not be the best way to elicit information for the development of a conceptual model of a work environment.


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Map of the City of Portland, Oregon



Map of the City of Portland, Oregon

### ON-STREET PARKING:

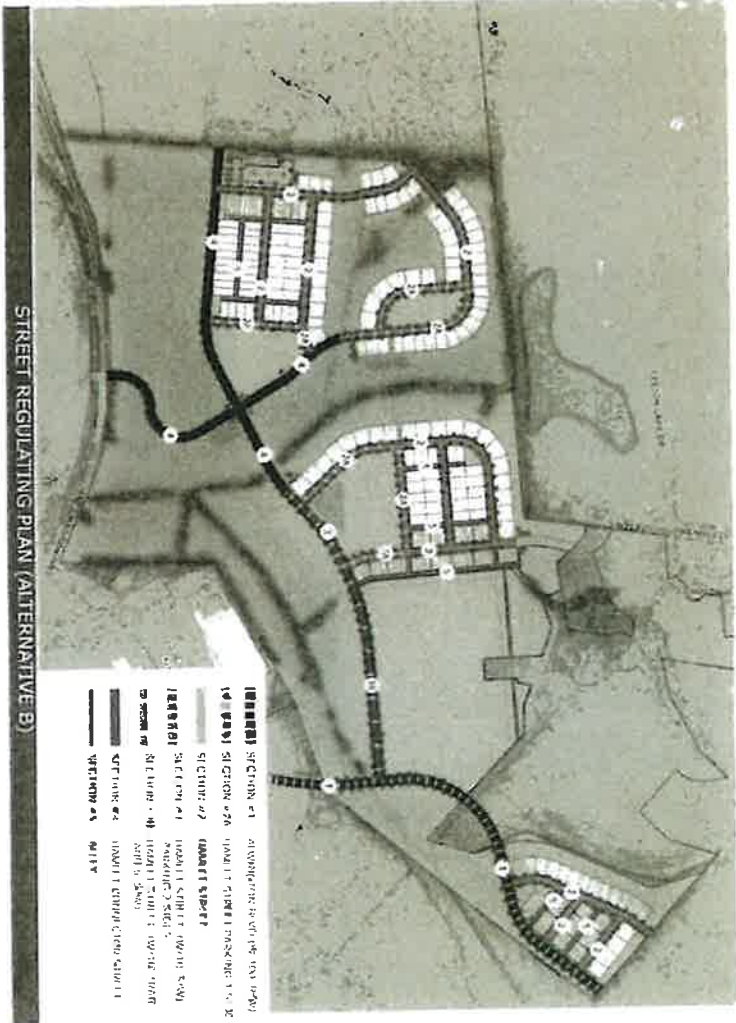
On-street parking shall be provided along the street frontage of all residential streets within the City of Portland, Oregon. The City of Portland, Oregon shall be responsible for the design, construction, and maintenance of the on-street parking facilities.

### UTILITIES AND EASEMENTS:

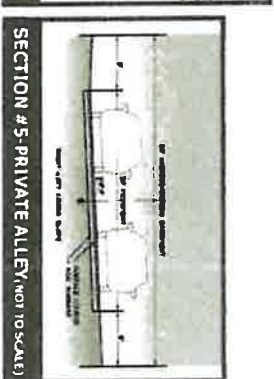
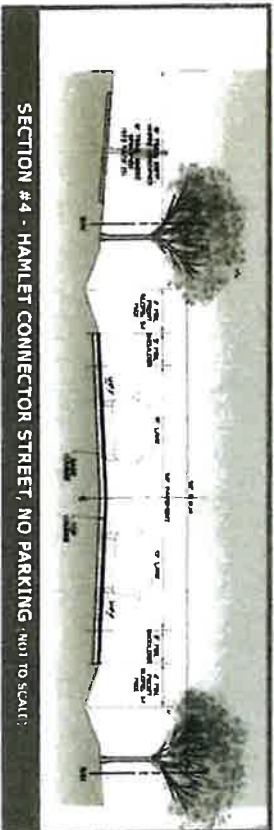
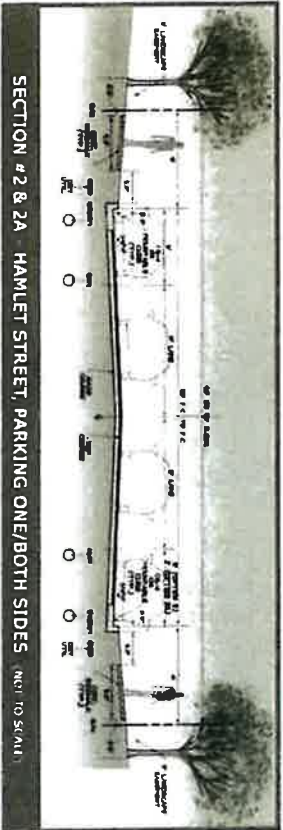
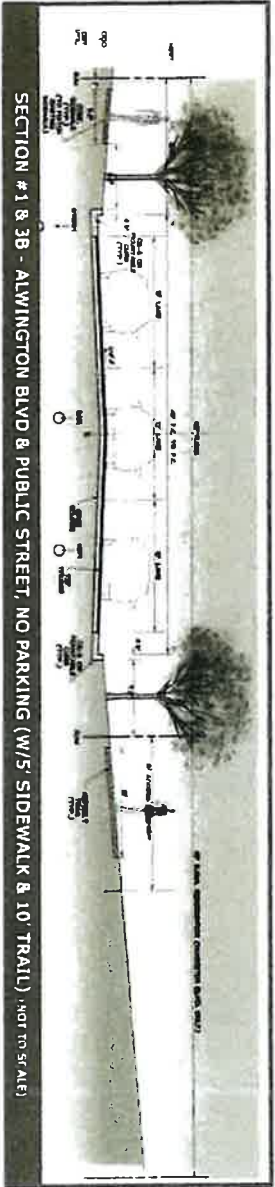
All underground utilities shall be located within the street frontage of all residential streets within the City of Portland, Oregon. The City of Portland, Oregon shall be responsible for the design, construction, and maintenance of the underground utilities.

### STREETSCAPE:

The streetscape shall be designed to provide a safe and attractive environment for all users of the street. The City of Portland, Oregon shall be responsible for the design, construction, and maintenance of the streetscape.



TYPICAL SECTION



Streets, Streetcapes & Utilities



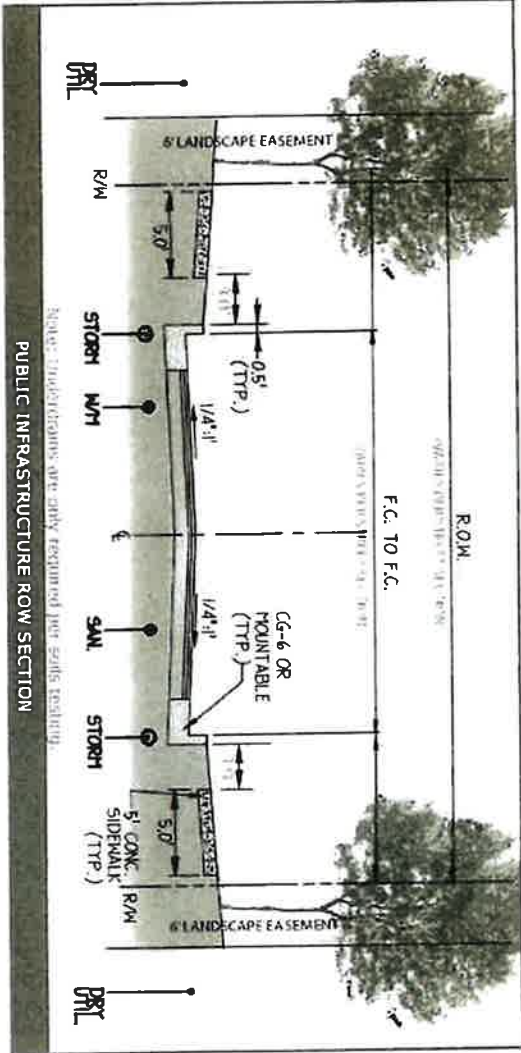
UTILITIES AND EASEMENTS

LOCATION:

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

FIRE HYDRANTS:

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



TRANSECTIONS/UTILITY ROWS

TRANSECTIONS/UTILITY ROWS



Streetscape

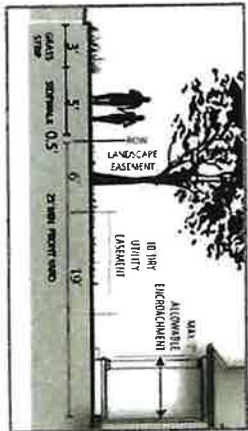
STREETSCAPE:

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

STREET TREE REQUIREMENTS:

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

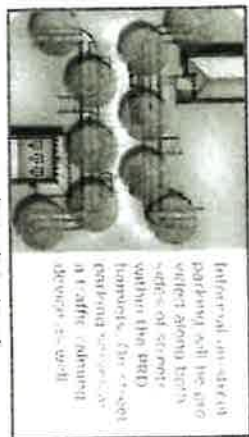
Armonden - Landmark & Green Features



TYPICAL STREET SECTION

STREET TREE TYPE:

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



ON-STREET PARKING



Streets, Streetscape & Utilities

Armonden - Landmark & Green Features

PEDESTRIAN STREET LIGHTS:



DOMINION OUTDOOR ACCOUM ELATION

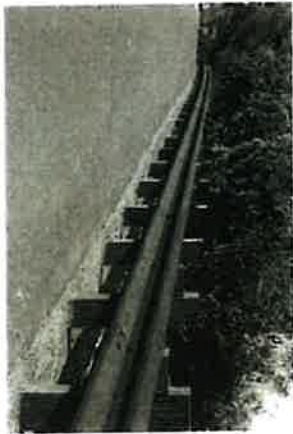
Component HID Voltage	Finish Color	Material Upper	Lighting Fixture	Overhead Color Temperature (K)	Input Wattage
70	Black	Aluminum	100W	1000K	45
100	Black	Aluminum	100W	1000K	45
150	Black	Aluminum	100W	1000K	135

6000000 1000000 1000000 1000000

- The illumination of streets will be provided in accordance with the following standards:
1. Street lights shall be provided along every street with a sidewalk or trail.
  2. Street lights shall be a maximum of 12 feet in height as required by Dominion or the applicable jurisdiction.
  3. Light shall be provided at intervals of 200 feet or as determined by final photometrics.
  4. Lights shall be shielded to direct light downward.
  5. Fixtures and poles shall have a dark finish and be generally of a traditional design, consistent in character and quality to those shown on this page subject to approval in the public ROW by Dominion and the applicable jurisdiction.

GUARDRAIL:

Guardrail and guardrail system for the roadway shall be of type and material and design as required by the applicable jurisdiction and authority.



MAIL BOXES:

Mail boxes shall be simple, functional and in accordance with approved property standards. Their design and location should minimize any visual impact and comply with all applicable design standards and codes. Individual free-standing mailboxes shall be allowed, with a maximum height for the mailbox and poles. The "front" (street-facing) side of the mailbox shall be visible. Mailboxes shall be approved when reviewed by the United States Postal Service (USPS). All mailboxes shall be in dark finishes. Subject to approval by the Postal Service.

Streets, Streetscape & Utilities



OPERATING MAILBOX  
IN THE CITY OF

OPERATING MAILBOX  
IN THE CITY OF

6000000 1000000 1000000 1000000



Geographic Information Systems

Figure 5. Open Space System Map

## OWNERSHIP, MANAGEMENT AND ACCESS TO OPEN SPACE:

Any open space area that is owned by a private entity and is not dedicated to the public use of the community shall be managed by the private entity. Any open space area that is owned by a public entity shall be managed by the public entity. Any open space area that is owned by a private entity and is dedicated to the public use of the community shall be managed by the public entity. Any open space area that is owned by a private entity and is not dedicated to the public use of the community shall be managed by the private entity.

## PROGRAMMED OPEN SPACE AREAS: (BASE ZONING)

1. Open Space Area	10 Acres
2. Open Space Area	10 Acres
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100. Open Space Area	10 Acres

Geographic Information Systems

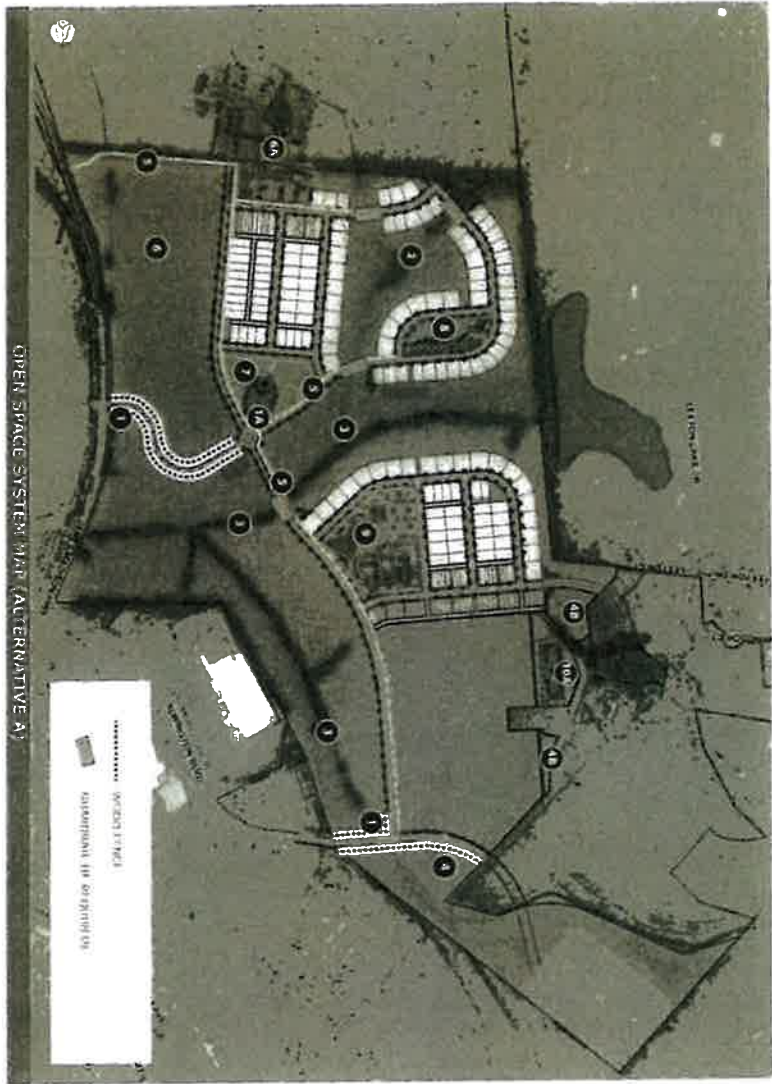


Figure 2-1: Open Space System Map (Alternative A)

Figure 2-2: Open Space System Map (Alternative A)

### PROGRAMMED OPEN SPACE AREAS: (ALTERNATIVE A)

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



Figure 2-3: Winding Greenway Trail





Figure 2. Open Space System Map (Alternative B)

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

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

## 23

$$: \mathcal{H}(\mathcal{C}) \rightarrow \mathcal{H}(\mathcal{C})$$

OPEN SPACE AMENITIES/FEATURES:

- ## OPEN SPACE AMENITY DESIGN NOTE

Addressed, our respondents will consist of a broad diversity of people, including but not limited to, students, scholars, and professionals in the field of international development, as well as individuals and organizations in the private and public sectors. The program will be a broad-based forum, featuring a combination of formal and informal sessions, including roundtables, panel discussions, and presentations. The program will be a broad-based forum, featuring a combination of formal and informal sessions, including roundtables, panel discussions, and presentations. The program will be a broad-based forum, featuring a combination of formal and informal sessions, including roundtables, panel discussions, and presentations.

the central goal will be to give the people a more direct role in their own government. The central theme of the program will be to give the people a more direct role in their own government. The central theme of the program will be to give the people a more direct role in their own government.

The proposed mechanism of action for the proposed dietary supplement is the use of plant glycosides to support the development of the reduced need for dietary protein and essential amino acids. The proposed mechanism of action for the proposed dietary supplement is the use of plant glycosides to support the development of the reduced need for dietary protein and essential amino acids. The proposed mechanism of action for the proposed dietary supplement is the use of plant glycosides to support the development of the reduced need for dietary protein and essential amino acids.

A. Although the first condition of the first law of thermodynamics is satisfied, the second condition is not. Energy is converted from a more ordered (usable) form to a less ordered (less usable) form. Energy is degraded along a path toward a final state in which the energy is so degraded that it is no longer available to generate an ordered state.

This process will use a variable length list of word combinations (drawn from Allomorphs Dictionary). This additional process will be used to give homogeneous (or nearly) homogeneous keywords as a large vocabulary and will be on the output. It will incorporate previously learned information (keywords and phrases).



APR 15 1964  
U.S. DEPT. OF AGRICULTURE

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

## FORMAL & COMMUNITY GREENS

Formal and community greens are an important part of the landscape and provide a place for recreation, social interaction, and a sense of place. The greens should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.

The greens should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports. The greens should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports. The greens should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.

## 7. SOUTHEAST HAMLET COMMUNITY GREEN

The southeast hamlet community green is located in the southeast corner of the site. It is a large, open area that can be used for a variety of activities, including walking, jogging, and playing sports. The green should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.



FIGURE 7-1: SOUTHEAST HAMLET COMMUNITY GREEN

## 5. TURKEY RUN TRAIL

The Turkey Run Trail is a multi-use trail that runs through the site. It is a paved trail that is suitable for walking, jogging, and playing sports. The trail should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.

## 6. VIEWSHED AGRICULTURAL AREA

The Viewshed Agricultural Area is a large, open area that can be used for a variety of activities, including walking, jogging, and playing sports. The area should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.

## 6A. RESTAURANT, INN & FUTURE AGROBUSINESS

The Restaurant, Inn & Future Agrobusiness is a large, open area that can be used for a variety of activities, including walking, jogging, and playing sports. The area should be designed to provide a variety of uses and activities, including walking, jogging, and playing sports.

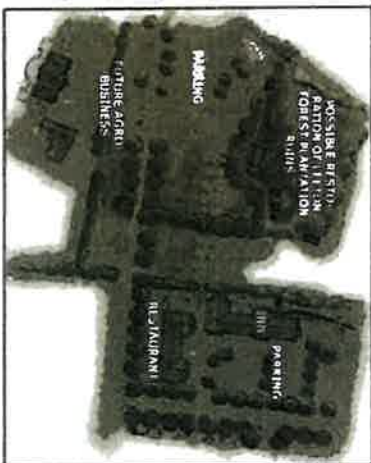
FIGURE 5-1: TURKEY RUN TRAIL



FIGURE 6-1: VIEWSHED AGRICULTURAL AREA



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





## PART II: PLAN REQUIREMENTS

[illegible]

SCOTTISH HARP CO. LTD.

[illegible]

2. CENTRAL HAMLET

[illegible]

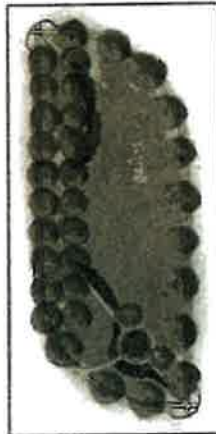
## 10. CENTRAL HAMLET (continued)

[illegible]

## 10A. CENTRAL HAMLET COMMUNITY GROUP

[illegible]

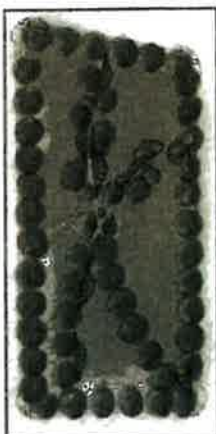
DOI: 10.1002/eqm2.1205



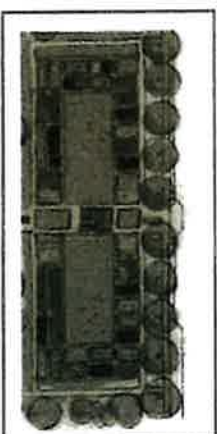
2010-2011  
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4521417 + 17  
2725 49 930\*



WELLS: 25A  
COMMUNITY GARDEN





LOT TYPES:

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

Code of Development. The variety in architectural styles is assumed within those Plan Requirements as well as the Lot & Building Requirements in Part III. All hamlets as defined on Page 12 of the Code of Development and shown on the Concept Development Plan are required to have a variation of lot types, architectural styles, and setbacks (both front and side), all as set forth within the CDD.

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

UNITARY PER BLOCK NOTE

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

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

Lot Regulating Plan

BASE ZONING LOT MIX (PER BLOCK AND TOTAL)											
Category	Type	Single Family Detached				Single Family Attached				TOTAL	%
		Estate	Neighborhood	Village	Other	Townhouse	Midrise	High Rise	Other		
Market Rate	A	1	1	1	1	1	1	1	1	1	1
	B	1	1	1	1	1	1	1	1	1	1
TOTAL MARKET RATE											
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See Appendix A for Block 12 and 13

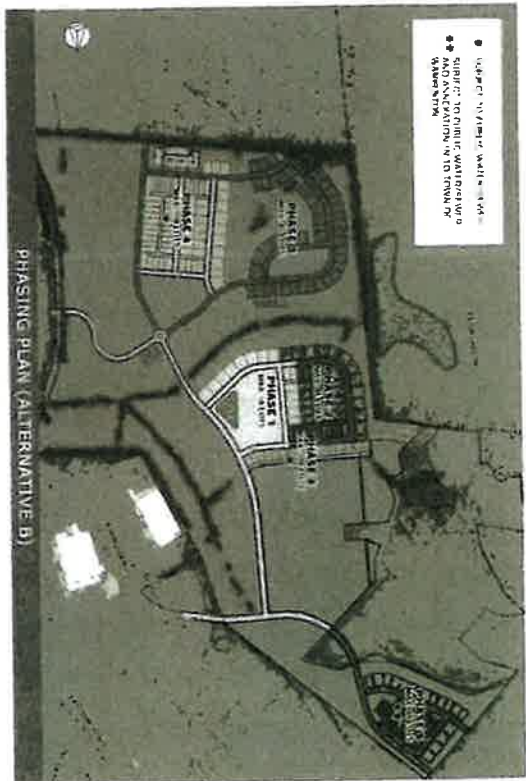
See Appendix A for Block 12 and 13







PHASING TABULATIONS (ALTERNATIVE A)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage requirements
2	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
3	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
4	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
Total water to be supplied			
2,200.00			



PHASING TABULATIONS (ALTERNATIVE B)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage requirements
2	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
3	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
4	1,100.00	1,100.00	Not subject to public water supply and sewerage requirements
Total water to be supplied			
2,200.00			

Notes:

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

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

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



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

**DRIVEWAYS:**

Driveways serving front loaded garages shall not exceed the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Driveway Area") and shall then maintain a minimum of 18 feet from the width of the garage to the width of the curb cut referenced above and the remainder of the driveway from the driveway to the curb cut shall not exceed the width of the driveway.



Driveways serving rear loaded garages shall be no wider than the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Driveway Area") and shall then maintain a minimum of 18 feet from the width of the garage to the width of the curb cut referenced above and the remainder of the driveway from the driveway to the curb cut shall not exceed the width of the driveway. Driveways serving rear loaded garages shall be no wider than the width of the garage bay a minimum of 20 feet in front of the garage (the "Front Required Driveway Area") and shall then maintain a minimum of 18 feet from the width of the garage to the width of the curb cut referenced above and the remainder of the driveway from the driveway to the curb cut shall not exceed the width of the driveway.

**GARAGES:**

All front facing garages shall be across the lot within 20 feet from the front of the lot. The maximum height of any garage shall be no greater than 15.0 square feet and the building height shall be no greater than 15.0 square feet. The maximum height of any garage shall be no greater than 15.0 square feet and the building height shall be no greater than 15.0 square feet.

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

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

**LOT LAYOUT VARIETY:**

Each residential block shall incorporate a variety of lot category, type, and architectural styles, and a variety of setbacks between the front lot line and the front of each house to ensure visual diversity. To achieve the aforesaid, the following design requirements shall be followed:

- Each street frontage of a block shall include a variety of setbacks between the front lot line and front of each house with a minimum setback of two feet (2') and a maximum setback of five feet (5') between the main massing of adjacent houses.
- Architectural front facades of the same style shall not be utilized on market-rate single-family detached homes placed on adjacent lots of the same category and type or on lots of the same category and type directly across the street from each other.
- Market-rate single-family detached houses with the same architectural style shall not be constructed on more than three lots of the same category and type along each street frontage of a block.
- Architectural styles with two-story elevations shall be offered for all lot categories and types except the "collage" category.
- No more than twenty percent (20%) of the homes located along each street frontage of a block shall be the same color scheme.
- No more than 50% of all single-family detached houses constructed along each street frontage of a block shall consist of front facades with all siding above the water table, or utilize a front elevation where siding is the predominant (more than 50%) material above the water table.
- Homes on corner lots warrant special consideration due to the visibility of the home's side elevation. The side elevation of homes on corner lots shall be designed to include similar architectural elements and articulations as the front facade including items like wrap around porches, number of windows, and window treatments, (e.g. shutters).

Approved: Planning County Council

- Each street frontage of a block with more than five (5) marked single-family detached lots adjoining each street shall include a minimum of three (3) different lot widths for said lots with a minimum of ten feet of variation between the narrowest and widest lot widths. Each street frontage of a block with five (5) or less marked single-family detached lots adjoining such street shall include a minimum of two (2) different lot widths for said lots with a minimum of ten feet of variation between the narrowest and widest lot widths.
- Homes on more than three (3) adjoining marked single-family detached lots along each street frontage of a block may be of the same width.

**MECHANICAL AND ELECTRICAL EQUIPMENT:**

All mechanical and electrical equipment for each individual house (i.e., meters and condenser units) shall be located no closer to the street than the front line of the house and shall be screened from view from any public travel way by architectural treatment, landscaping, or both. Electric, telecommunication, and other substitution cable and equipment maintained by a municipality or public utility company (i.e., transformers and other pedestals) excluded from this requirement.

**LOT LAYOUT STANDARDS  
(SINGLE-FAMILY ATTACHED HOMES)**

**ACCESSORY STRUCTURES  
(EXCLUDES DETACHED GARAGES):**

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

**CURB-CUTS:**

Driveway cut-cuts along public ROW shall be prohibited. Access for garages shall only be off of a private alley.

**DRIVEWAYS:**

The owner's driveway from detached garages, front or side, shall not extend the width of the garage (the Rear Driveway Area). Driveways and the parking areas may be constructed of asphalt, brick or concrete pavers. The include open paved, stamped concrete, or be open finished concrete.

**GARAGES:**

Garages shall not be constructed, but if provided, shall be rear located and sized not be more than four feet (4') deep. They shall be set (1) to meet all side and rear yard setbacks as set forth in the zoning Ordinance.

**LOT LAYOUT VARIETY:**

No more than six (6) single-family attached dwellings (SFDs) shall be located on any one building and no more than three (3) SFDs shall be located on any one lot or any piece of property (more than 1/2) and shall be set (1) to meet all side and rear yard setbacks as set forth in the zoning Ordinance. The setbacks for the detached units shall be a minimum of ten (10) feet and shall be provided with each building. Variation in architectural styles and building heights is encouraged. The nature of the equipment is to create a variety of lot widths and lot types. The two different, diagonal or oblique buildings may be of the same elevation or color scheme. The nature of the architectural style of two adjoining townhomes, or to create a massing and appearance of a single lot or townhome.

**MECHANICAL AND ELECTRICAL EQUIPMENT:**

All mechanical and electrical equipment for each individual house (i.e., meters and condenser units) shall be located no closer to the street than the front line of the house and shall be screened from view from any public travel way by architectural treatment, landscaping, or both. Electric, telecommunication, and other substitution cable and equipment maintained by a municipality or public utility company (i.e., transformers and other pedestals) excluded from this requirement.

Lot Layout & Building Prescriptions



**LIGHTING (SINGLE-FAMILY DETACHED AND ATTACHED):**

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

**LOT STAIRWAYING HEIGHTS:**

1. The term "story" means that part of a building between any floor and the next floor above, and if there is no floor above, the portion ceiling above. In the case of the roof, the roof framing the area between the highest floor and the roof shall be deemed equal in height to the next floor, and the height of the roof area of the lowest level, than such area shall be reported as a "story." The maximum height of a story between floors shall be 14 feet.

2. Building height shall be measured to the top of the finished ground surface.



LOT STANDARDS									
Category	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum
Height	1. Minimum	14	2. Maximum	14	3. Minimum	14	4. Maximum	14	5. Minimum
	2. Minimum	14	3. Maximum	14	4. Minimum	14	5. Maximum	14	6. Minimum
	3. Minimum	14	4. Maximum	14	5. Minimum	14	6. Maximum	14	7. Minimum
	4. Minimum	14	5. Maximum	14	6. Minimum	14	7. Maximum	14	8. Minimum
Area	1. Minimum	14	2. Maximum	14	3. Minimum	14	4. Maximum	14	5. Minimum
	2. Minimum	14	3. Maximum	14	4. Minimum	14	5. Maximum	14	6. Minimum
	3. Minimum	14	4. Maximum	14	5. Minimum	14	6. Maximum	14	7. Minimum
	4. Minimum	14	5. Maximum	14	6. Minimum	14	7. Maximum	14	8. Minimum
Setback	1. Minimum	14	2. Maximum	14	3. Minimum	14	4. Maximum	14	5. Minimum
	2. Minimum	14	3. Maximum	14	4. Minimum	14	5. Maximum	14	6. Minimum
	3. Minimum	14	4. Maximum	14	5. Minimum	14	6. Maximum	14	7. Minimum
	4. Minimum	14	5. Maximum	14	6. Minimum	14	7. Maximum	14	8. Minimum

## PART III: LOT & BUILDING REQUIREMENTS

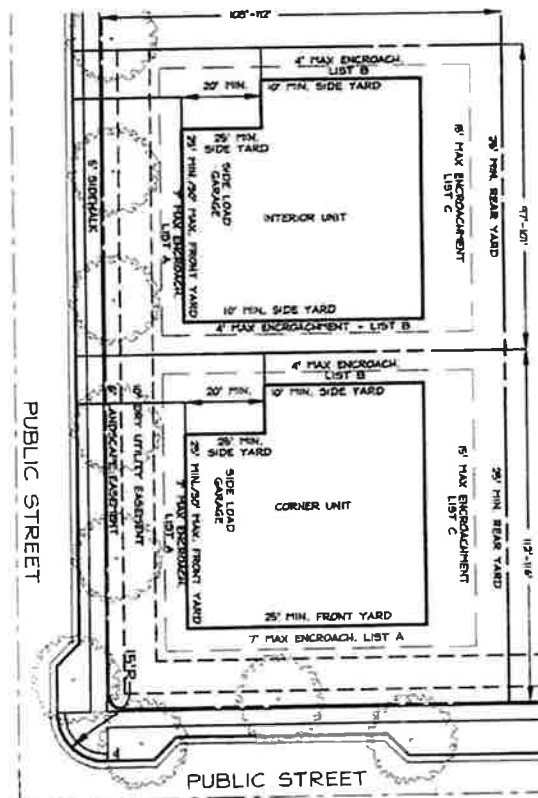
# 1. Introduction

[illegible][illegible]
$$f_{\text{max}} = \frac{1}{2} \left( \frac{\omega_p^2}{\omega_c^2} + 1 \right) \quad (1)$$

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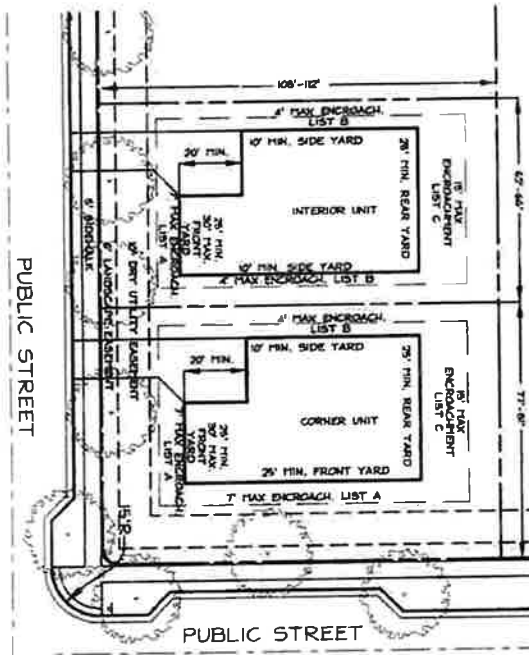
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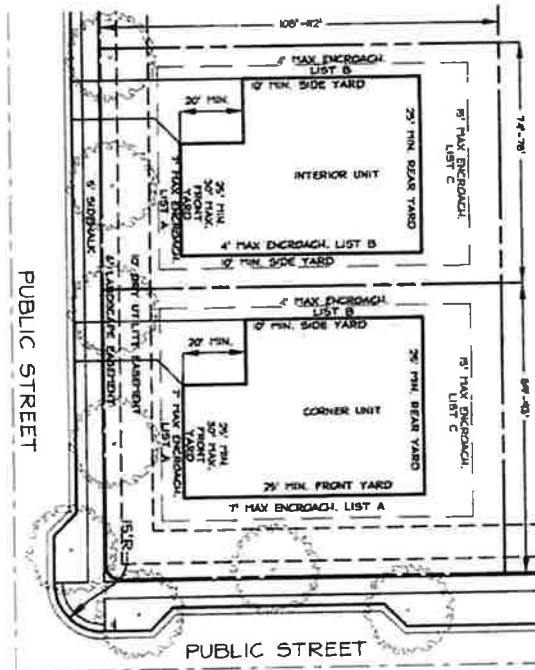
NEIGHBORHOOD LOT LAYOUT STANDARDS  
(TYPE A)  
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



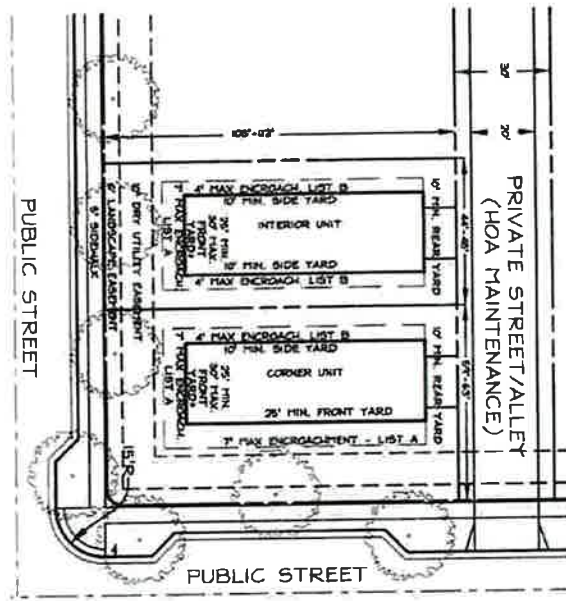
NEIGHBORHOOD LOT LAYOUT STANDARDS  
(TYPE B)  
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



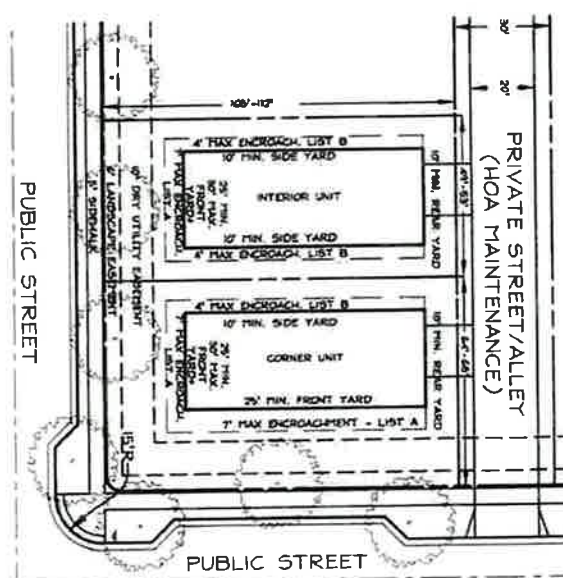
VILLAGE LOT LAYOUT STANDARDS (TYPE A)  
(REAR-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



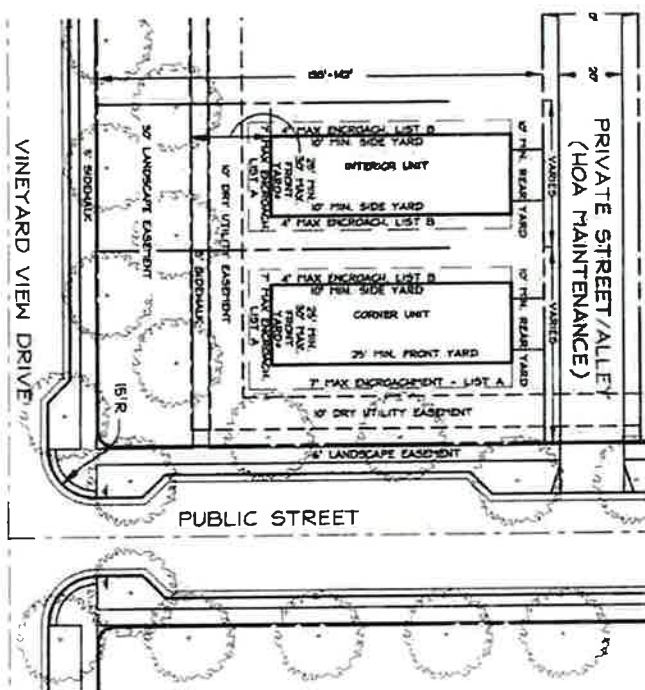
VILLAGE LOT LAYOUT STANDARDS (TYPE B)  
(REAR-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE



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

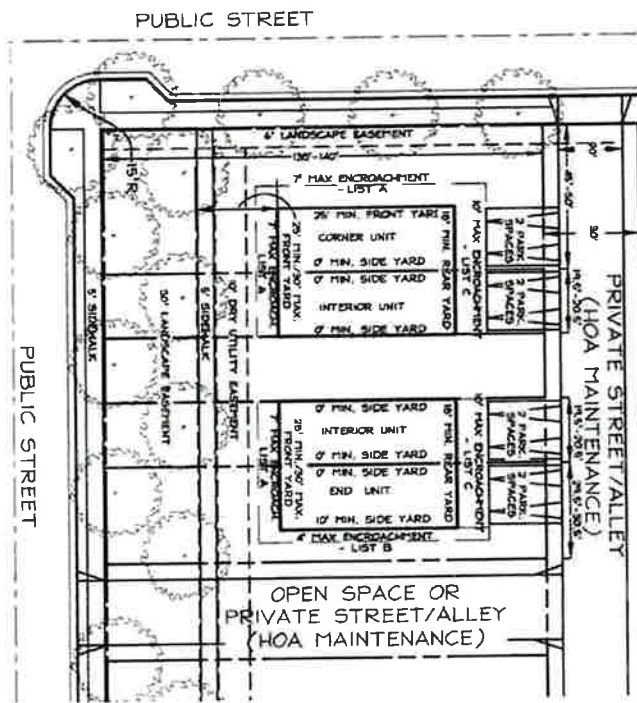
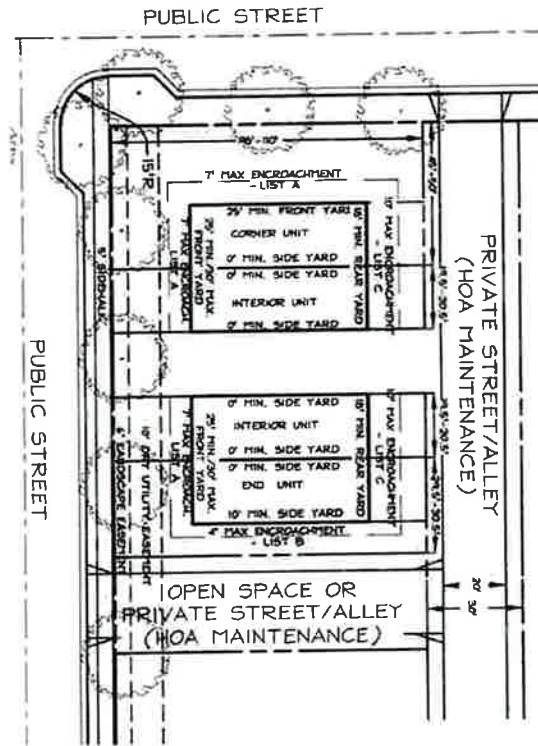
NOT TO SCALE



*Journal of Interpersonal Violence*

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

not id:scdf





**ARCHITECTURAL STANDARDS:**

**ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES)**

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

**GARAGES:**

At least one (1) garage shall be provided and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.

**BRICK DETAILING:**

A minimum amount of brick shall be provided and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.

**BUILDING HEIGHT:**

Building height shall be single family detached houses only, single detached houses and double detached houses.



For single-family detached houses, building height shall be single-family detached houses only, single detached houses and double detached houses.

**BUILDING MATERIALS:**

Building materials shall be selected by the owner and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.



**CHIMNEYS:**

Chimneys shall be constructed of masonry and shall be constructed of masonry and shall be constructed of masonry and shall be constructed of masonry and shall be constructed of masonry.

**CONSISTENT DESIGN:**

Consistent design shall be provided and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.

**FOUNDATION:**

Foundation shall be provided and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.

**GUTTERS AND DOWNSPOUTS:**

Gutters and downspouts shall be provided and shall be constructed of wood frame and shall be constructed of wood frame and shall be constructed of wood frame.

1. *period* object structure, *year*, *month*, *day* shall be projected to identify a *period* object in word they are allocated

All homes, and hence a vast subpopulation, do not have the physical environment that is congruent with the architectural style of the main building and, hence, where the building is diagnosed as inappropriate to the character of the surrounding neighbourhood, for a particular style that does not engender any

[illegible]

Shouldn't the two well-integrated, more *horizontal* buildings be closer, with a low middle one, so the flat roof with a slight ramp? Shouldn't a section of a roof parallel with the main entrance and other, with a raised, pointed roof, be placed on the low side of the roof? Shouldn't the building be located on the low side of the road? Shouldn't the two freest positions be strongly connected?

They withdrew on the first, they should have a substantial time to extend to the group. The extension of the bay window, from the wall of the house and the pitch of the roof of the bay window should achieve maximum dramatic effect as it relates to the house.

Ducks, patios, and balconies should definitely be treated to next year's. Ducks, more than two feet above grade, shall be finished with heavy tinned plastic, wax, and paint materials to green weeds to the underlaid. Ducks, patios, and balconies shall be painted, stained or left natural depending on the

TEMPORARY FACILITIES:

factor, such as, for example, differences in the size of the population and in the size of the sample, or in the sampling procedure. The size of the latter and ecological factors, noted in the previous paragraph, therefore, can be considered as confounding factors as determined by the AGF. The planning, execution, and analysis of the phases of the epidemiological structure, that apply to the location and design of the intervention, are seen,

[illegible]

Temporary sales offices/showrooms shall be located so as to minimize traffic impacts. Site design, off street parking and landscaping shall be provided as required by the applicable governmental bodies having jurisdiction and shall be to government standards and approved by the city or the appropriate agency as set forth in section 11.04.01.

The *Arminator* can create a small base, the right to which will give any of the *Arminator* troops a slight edge. It can also be used, for the purpose of protecting the property and a small number with the *Code of Enchantment*.

**DEVIATIONS FROM THE BUILDING AND LOT REQUIREMENTS:**

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

**A. PARKING AND LOADING REQUIREMENTS:**

Parking and loading design will meet applicable jurisdictional standards.

**B. SCREENING & ON-LOT LANDSCAPE REQUIREMENTS:**

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

EXAMPLES OF PIEDMONT VERNACULAR

Artistic rendering of proposed design by Cagle



Artistic rendering of proposed design by Cagle

Artistic rendering of proposed design by Cagle





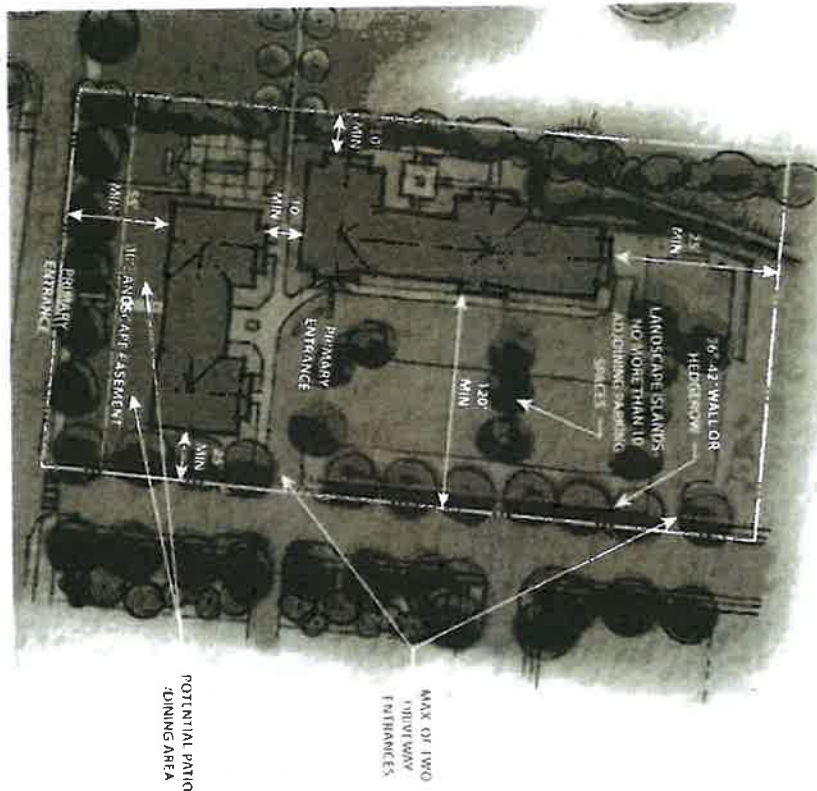
re-entrance community by locating the impact of the use possible on the appearance of the non-residential development, appropriate site planning can emphasize the vehicle, creating a pleasant outdoor environment without ignoring the necessary needs of vehicular traffic. Building shall front, and be oriented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

### NON-RESIDENTIAL STREET FRONTAGES AND PARKING LOTS:

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

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

Site map of the proposed development



Site map of the proposed development

## SIDEWALKS:

lowers can be used to provide information access from parking areas to all building entries and access to open public areas, and can vary. Lowways should be a combination of level, slope, and construction materials.

## OUTDOOR STORAGE AND LOADING AREAS:

children, and the handling of these are far from straightforward. It is the hope of this issue, which is also considered as a special and not primary interest.<sup>10</sup> These areas should not be treated from an opposing perspective and should not conflict with policies addressing public health and welfare, not conflict with policies addressing public health and welfare, not conflict with policies

REFUSE CONTAINERS, UTILITY AND MECHANICAL EQUIPMENT:

[illegible]

### SITE ACCESSORIES:

[illegible]

## COURTYARDS AND GREENS:

Country and gender are included as part of the analysis to control for the possibility that the results are due to differences in the way that countries or genders are represented in the sample.

As virtually anyone concerned with the subject of ethics may be able to tell you, there are many different ways to go about teaching ethics. Some are more comfortable than others. To all

## LANDSCAPING:

The following label is given for biomass: "Biomass derived from logging, to replace the loss of the biomass associated with logging, while enhancing the visual quality of the site." The following label is given for biomass: "may be used."

- Provide a focal point, along with a strong architectural statement, building entrance
- Provide shade/ canopy cover with planting in areas
- Use plants to define outdoor spaces such as outdoor kitchen, courtyard and greens, or provide a link between parking and building entrance, another way
- A houseplants that will provide a continuity of greenery between the entrance and the building

**LIGHTING:**

light have required the development of conventional genetic markers and the use of genetic markers is extremely laborious and time-consuming for the identification required to create and bank good quality, disease-resistant and/or drought-tolerant plant material. Above-ground, or whole, plant-based methods provide a more appropriate alternative to a current, site-specific, labor-intensive method of identifying and banking the elite crop plants. Several researchers have demonstrated that it is not only possible, but also practical, to identify and bank elite plant material on the basis of a few simple, non-destructive, and/or non-invasive phenotypic traits. The use of such traits for the identification and banking of elite plant material is a promising area of research for the future.

## BUILDING DESIGN

## ARCHITECTURAL STYLE OF COMMERCIAL BUILDINGS:

A covered and unheated area should be used for the handling of animal carcasses and bird furs. The carcasses of wild birds should be frozen at  $-20^{\circ}\text{C}$  for

Of the observed and predicted behavior, only a small number of cases are consistent with the model. The behavior of the model is not consistent with the observed behavior, and the model is not consistent with the observed behavior.

## BUILDING MASSING:

There are several reasons why the results of the present study may be of limited value for the generalization of the findings to other populations. First, the sample was composed of students from a single university, which may limit the generalizability of the findings to other student populations. Second, the study was conducted in a single country, which may limit the generalizability of the findings to other cultural contexts. Third, the study was a cross-sectional design, which limits the ability to draw conclusions about the causal relationships between the variables. Finally, the study did not control for several potential confounding variables, such as age, gender, and socioeconomic status, which may have influenced the results.

**ENTRY DESIGN:**

[illegible]

## BUILDING WALL TREATMENT:

At least, I would like to see "exposed" as a term used to describe the "exposed" in the "exposed" area. For the "exposed" area, I would like to see "exposed" as a term used to describe the "exposed" area. For the "exposed" area, I would like to see "exposed" as a term used to describe the "exposed" area.

- **Control** is important
- **Feedback** is important
- Addition of a **reinforcing loop** or **negative feedback** is important
- **Feedback** on Apple stock (if I share, then I get a share of Apple stock)



**EXTERIOR MATERIALS:**

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

**ROOF FORMS/MATERIALS/COLORS:**

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



## WINDOWS

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

## DOORS

Doors are typically made of wood. The door is a vertical structure on the primary facade with a main entrance or other local entrance, usually above a door. The door is typically made of wood.

## PORCHES

Porches are typically made of wood. The porch is a vertical structure on the primary facade with a main entrance or other local entrance, usually above a door. The porch is typically made of wood.

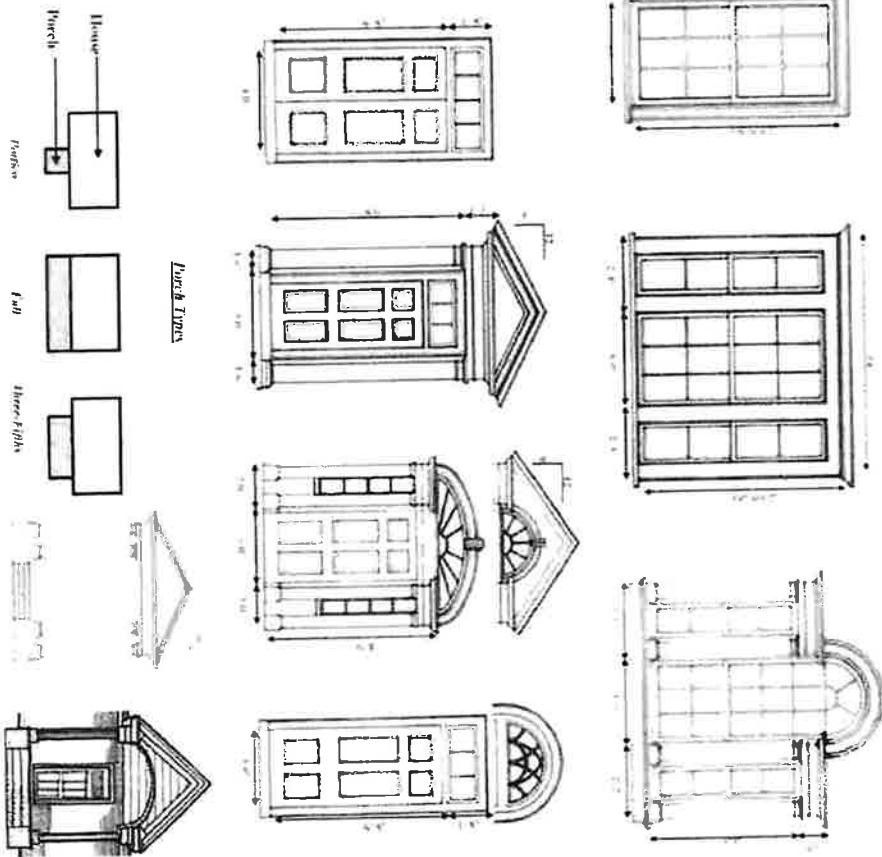


Figure 1. Architectural Types

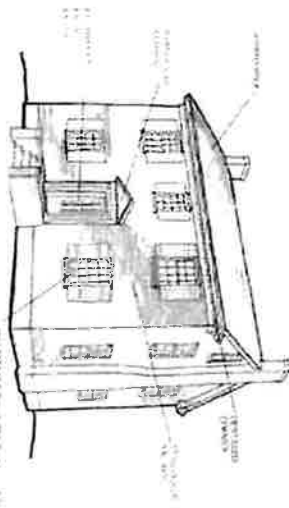
Figure 1. Architectural Types

## COLONIAL REVIVAL STYLE:

The Colonial Revival style encompasses a number of architectural traditions, such as English, Dutch, and Spanish colonial influences that were reinterpreted during the late nineteenth and early twentieth centuries to create buildings that evoke the spirit of Colonial America. This "new" cottage style, comprised of various houses, drew heavily from Dutch, English, and Spanish colonial influences, as well as a wide variety of other, less formal and less well-known houses, to create a style that evokes the Colonial Revival feeling, even though the original houses and influences are often not well known.

### KEY DEFINING FEATURES OF THE COLONIAL REVIVAL HOME:

- Small to large, single-story, one-and-a-half-story houses.
- Symmetrical facade with a central entrance, often with a pediment, porch, and building lines.
- Classical details on doors, windows, rooflines, and corners.
- Prominent front entry, often with a pediment, portico, or supported by pilasters or columns.
- Multi-pane windows.
- Steep side gable 7/12 or 1 1/2/12 main roof pitch.

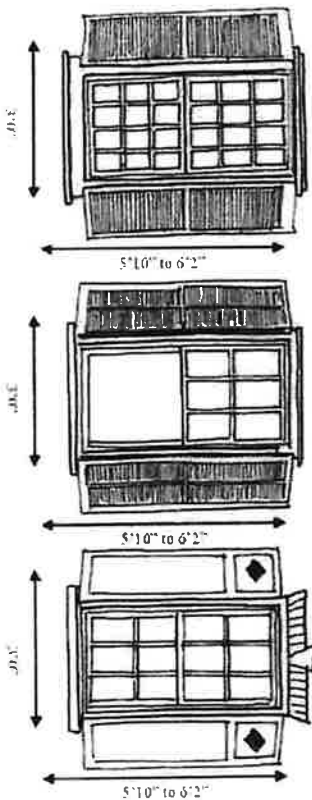


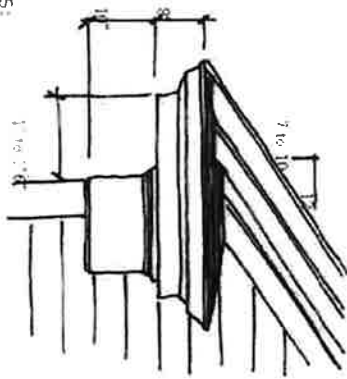
## GENERAL STANDARDS:

**MASSING:** The Colonial Revival house is a one-and-a-half-story house with a 7/12 or 1 1/2/12 main roof pitch. The facade will feature either three or five bays with a central bay and symmetrical windows on either side. The windows will often be placed at the center and at the corners of the house. The house will often feature a central entrance with a pediment and a portico supported by pilasters or columns. The house will often feature a central entrance with a pediment and a portico supported by pilasters or columns.

### WINDOWS:

Colonial Revival windows are symmetrically placed, often in the center of the facade. The windows are typically double-hung windows with a 2/2 or 2/4 pane arrangement. The windows are often placed at the center and at the corners of the house. The windows will often be placed at the center and at the corners of the house. The windows will often be placed at the center and at the corners of the house.



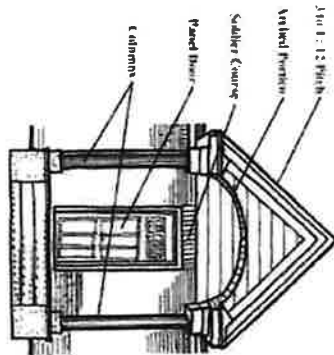
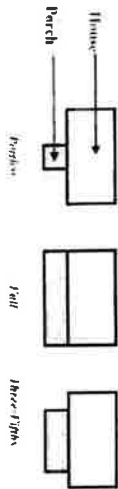


EAVES:

The Colonial brought together the many British house eaves. From eaved, modillioned, or boxed eaves, eaves and other eaves of detail are commonly found on roof eaves and gable ends.

PORCHES:

The Colonial brought many entry porches, full width front porches, and wrap around porches in key areas. Porches consist of elevated platforms 210 to 12 inches wide and 2 to 10 feet tall, often simple or often that supported on arch in an enclosure over the front entry. Porches can also be attached along the house with a simple, segmental or semicircular entrance or entrance supported by pillars, columns, columns. If a porch is included, it is typically attached to the house or to a separate building no more than 4 inches in length.



DOORS:

Traditionally, the porch and the open porch were the two most important and sophisticated parts of a house. The porch, as a separate structure, was a porch. When a porch and the porch are not used, the porch is a porch. When a porch and the porch are not used, the porch is a porch. When a porch and the porch are not used, the porch is a porch.

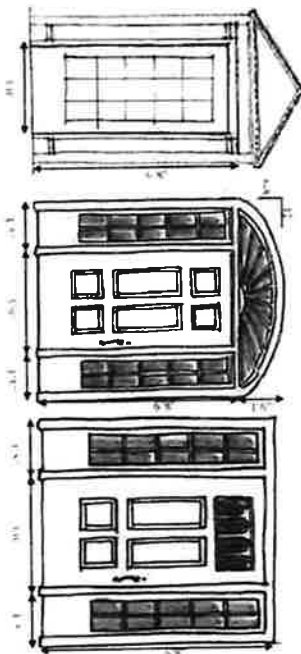
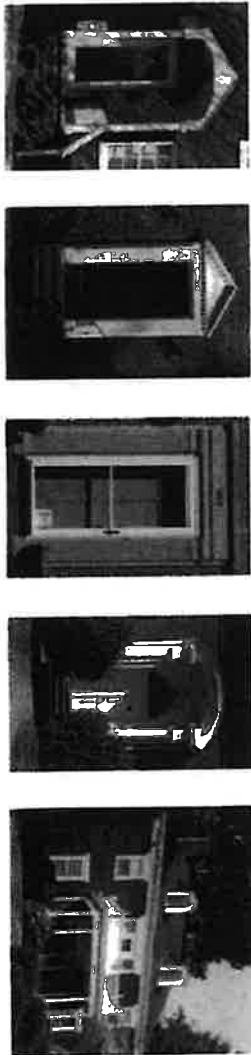


Figure 1. Colonial Porch and Door

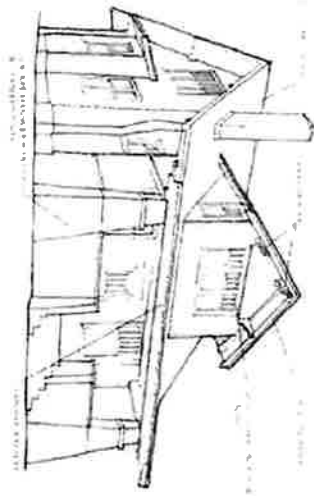


## BUNGALOW STYLE:

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

### KEY DEFINING FEATURES OF THE BUNGALOW HOME:

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



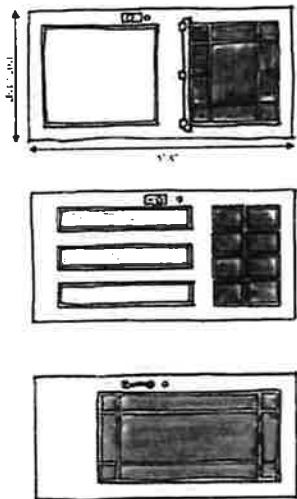
Appendix 4 Bungalow - cross section

## GENERAL STANDARDS:

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

### DOORS:

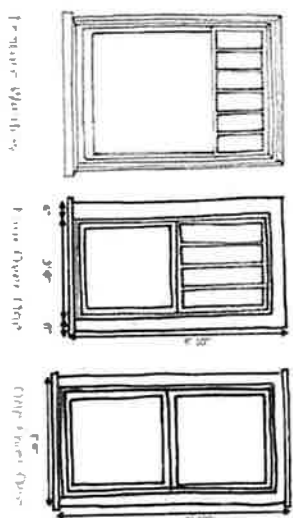
Bungalows feature a variety of doors that reflect both the Craftsmen and Prairie styles. In most cases, wood paneled doors with upper glazing are flanked by sidelights and a transom. Glazing is always divided by thick muntins into geometric motifs. Thick divisions typically have a 2 inch creel mold and a vertical groove at the bottom the door when leveling with siding above to create a straight trim.



## WINDOWS:

A variety of multi light double hung and casement windows of up to 12 panes, with three or four, four or six, five or seven and double hung windows are the most common window configurations. Sometimes, decorative elements that enhance window panes include decorative patterns or leaded glass. Bungalow windows typically have a 2 inch flange around a well and a creel at the bottom of the window while dovetail with siding above to create a straight trim. Windows were not used on the Bungalow.

Appendix 4 Bungalow - window styles



Appendix 4 Bungalow - window styles

## 51



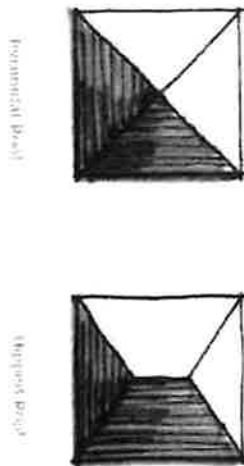
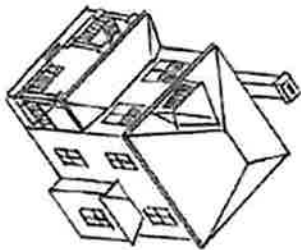
### GENERAL STANDARDS:

ROOF:

# Asimov's

**PA**

- [illegible]



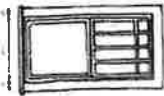
Upward Bound

© 2005 Blackwell Publishing Ltd

## WINDOVŠI

Porch with Stone Wall

Tapered Post on Brick Footing with Stone Railing



## STYLISTIC INFLUENCES:

[illegible][illegible]

## CONTEMPORARY VARIATIONS IN STYLE:

The second step is to find good practices. The innovative energy efficient systems resulting from the national energy audit campaign in Austria and the building energy audit in the USA are applied to other residential buildings to find a good practice energy efficient building. The energy audit and the application of the identified good practices to building energy efficient buildings is the third step. Finally, a long building energy audit is the final step.

[illegible][illegible]

**CHRISTINA BROWN** is the executive director of local energy development in the United Kingdom. She has been instrumental in developing the building industry's interest in renewable energy and has played a key role in the development of the Green Building Council. She is also a member of the House of Commons and a member of the House of Lords.



**KAPLAN THOMPSON ARCHITECTS** is a full-service architecture and interior design firm located in the heart of downtown Los Angeles. We are currently seeking a highly motivated and experienced **Interior Designer** to join our team. The ideal candidate will have a strong background in commercial interior design, with a focus on creating functional and aesthetically pleasing spaces. Responsibilities include collaborating with the design team, conducting site visits, and managing the design process from concept to completion. We offer a competitive salary, benefits, and a dynamic work environment. If you are passionate about design and want to advance your career, we encourage you to apply. Please send your resume and portfolio to [info@kaptan-thompson.com](mailto:info@kaptan-thompson.com).

**BURR AND MACCULLUM** reported that a 2000 ppm concentration of poly-1-butene in polypropylene had no effect on the flow-type impact properties. A study of the effect of polypropylene on the impact properties of poly-1-butene was reported by Maccullum and Burr.<sup>10</sup>



Only those authors of publications cited in the review and those whose work has been used in preparing the review (except for editorial staff) are to be included.

**BUILDING MATERIALS STANDARDS:**

**BUILDING WALLS:**

Building walls shall be limited to the following materials:

- Wood siding, including Board and Batten (and cedar shingles, where architecturally appropriate for style).
- Fiber cement siding (such as Hardie-Plank).
- Stucco (two or three coat over metal lath or wood or masonry backing). The use of exterior polystyrene sheet board is not allowed. Stucco homes must have the stucco return back to window casing (brickmold is acceptable) unless substantial trim is applied as deemed appropriate by the Zoning Administrator. The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.
- Brick
- Natural or cultured stone. Concrete masonry units shall not be considered acceptable for exposed applications.
- Vinyl siding, limited to Premium Grade. Premium Grade is defined as beaded vinyl siding with no less than a 6.5" exposed lap and a nominal wall thickness of 0.004".

**RETAINING WALLS:**

Retaining walls shall have an exterior veneer limited to the following materials:

- Natural Stone or Brick
- Segmental retaining wall systems may be acceptable provided that they are designed and constructed to appear natural.

**ROOFS:**

- Primary roof masses shall be architectural grade asphalt shingles, slate, wood, cedar and faux slate materials, metal roofs, including standing seam. Secondary roof masses may be clad in galvanized steel, copper, anodized or ESP aluminum.
- Over-sized hip and valley caps are prohibited.
- Gutters, down spouts, rain chains, when used, shall be made of galvanized steel, copper and anodized or ESP aluminum. Down spouts shall be placed at the corner of

the building least visible from nearby streets or integrated into the facade.

- No through roof penetrations for mechanical or electrical devices may be visible from the street, unless painted to match roof color.

**WINDOWS:**

- Wood, aluminum clad wood, or vinyl. True divided light or simulated divided light (SDL) sash with minimum profile as appropriate for particular architectural style.
- Window sills shall have a minimum 2" sill horn.
- Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.
- Shutters, when used, must be sized to match the openings. Shutter designs shall be in accordance with specific architectural style of the home as shown on the architectural drawings.

**DOORS:**

- Painted or stained wood, fiberglass or steel with raised panel profile.
- Transoms, and sidelights, shall have true divided lights or simulated divided lights with authentic muntins and mullions.
- Garage doors shall be wood, fiberglass or aluminum and shall be painted or stained. Garage doors on front or side loaded garages, shall be a maximum of 10' in width. Rear loaded garages may have larger doors.

**PORCHES, DECKS, AND BALCONIES:**

- Porch railings shall be made of wood or composite materials; while porch floors may be wood, composite wood, or masonry, and posts and columns may be wood, composite wood, masonry, or fiberglass.
- Porches may not be less than 6 feet in depth.
- Glass or screened enclosures are not permitted on street facades. Porch ceilings may be enclosed with painted or stained wood or composite wood.
- Exposed joists shall be painted or stained
- Steps shall be made of wood, brick, stone, or concrete

**TRIM:**

- Exterior architectural trim shall be suitable for retaining a painted finish or be prefinished.
- Stone or cast stone trim details may be used
- Metal downspouts shall be natural colored galvanized steel, anodized or ESP aluminum, marine grade aluminum, copper, clad iron, or wrought iron.
- All corner trim shall be a minimum width of 3 inches

**CHIMNEYS:**

- Natural Stone or Brick

**FENCES AND GARDEN WALLS:**

- Fence material may be wood or painted wood
- Wall material may be natural stone or brick

**DRIVEWAY, APRONS AND PARKING PADS**

- Driveways and parking pads are to be concrete, asphalt, or brick
- Aprons to be concrete

**COLORS:**

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafters tails etc.) shall be painted to complement the main color of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used. Garden walls and fences shall be in a range of colors approved for their respective material and similar to the main house architecture

**DEVIATIONS FROM BUILDING MATERIAL STANDARDS:**

The Zoning Administrator may approve deviation from these building materials standards. This applies in select locations where uniformity is not necessary or visible to adjacent properties. Deviations may be made in a manner that does not detract from the goal of traditional design and architecture

## GENERAL LANDSCAPE STANDARDS:

As a result, some of the funding for the National Science Foundation's research on the environment is an acknowledgment of the importance that the community perceives a well-landscaped environment and significantly improving

## IRIE PRESERVATION

The first components of a contingent asset shall be the contractual part of any Fairbridge Plan. The purpose is a comprehensive set of criteria to be used, listing and itemizing the circumstances of activation, control, liability and financial loss, and specified ways of reimbursement shall occur or a company that incurs the cost of lost distributions to the minimums as specified in each case. The project cost may be greater than anticipated, shall also minimize the retention of high and low conditions that cause the individual to incur a loss and two conditions that cause the individual to incur a loss or injury or property damage. The intent of Accounting for Contingent Assets and Liabilities is to provide a standard of value. We have seen often that the accounting for a Fairbridge Plan, in the first place is good and good, and shall be intended to be applied to a condition of Accounting for Contingent Assets, and shall apply to the company shown in this plan.

### LIMITS OF CLEARING AND TREE PROTECTION:

[illegible]

that are necessary to achieve optimum the stability of the system. Such management technologies may be helps, with not limit from financing, and the removal of steps, surplus, and limits. These approaches are differentiated by extreme weather conditions, such as, for example, the disease, insect or pest, drought, or conversely, a threat to the environment. This is not the case with the approach proposed here, which is based on the management of the environment without violating approval from the local authorities, including centrally, and also approved by the government, including national and state. Each author must find the appropriate fit with the arrangement that will be the appropriate to use, taking that the "optimal" decisions, and a suitable a wide variety that the "optimal" decisions, within the three classification areas, is prohibited to explain in relation with the financial and personnel.

### STREET TREE & STREET LIGHT REQUIREMENTS:

[illegible]

approach, having a health plan or an insurance plan, in open discussion with a health care provider, and a health care provider, in open discussion with a patient, are essential for the success of the approach. The success of the approach also depends on the support of the patient and the provider.



## FENCES & WALLS:

The species of *Myce* previously considered and listed were based on the type material deposited in the herbaria of the University of Cambridge and the Royal Botanic Gardens, Kew. The type material of *Myce* was deposited in the herbaria of Cambridge and Kew, and the type material of *Myce* was deposited in the herbaria of Cambridge and Kew.

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[illegible]

## PART IV: APPENDICES



1114 JOURNAL OF POST KEYNESIAN ECONOMICS





### RECOMMENDED TREE SPECIES

## RECOMMENDED STREET TREES

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• 2,4,6-trichloro-</li> <li>• 4,6-diamino-2-pyrimidinol</li> <li>• 1,3,5-triazole derivatives</li> <li>• Phthalazine derivatives</li> <li>• 1,3,5-triazole derivatives</li> <li>• 1,3,5-triazole derivatives</li> <li>• 1,3,5-triazole derivatives</li> </ul> | <p>2,4,6-trichloro-<br/>4,6-diamino-2-pyrimidinol<br/>1,3,5-triazole derivatives<br/>Phthalazine derivatives<br/>1,3,5-triazole derivatives<br/>1,3,5-triazole derivatives<br/>1,3,5-triazole derivatives</p> |
|--|---|

## RECOMMENDED COPY TRENDS

- |                              |                   |
|------------------------------|-------------------|
| • Accrual accounting         | Financial capital |
| • Liquidation value of firm  | Investment        |
| • Liquidation value of stock | Shareholder       |
| • Payable liability          | Debt & equity     |
| • Profitable investment      | Equity account    |
| • Liquidation value of stock | Price cap         |

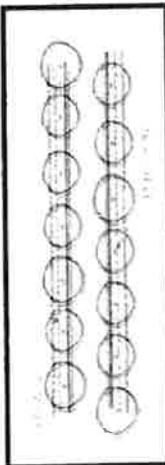
## RECOMMENDED ORNAMENTAL/FLOWERING TREES

- [illegible]

## RECOMMENDED FURTHER READING

- [illegible]

#### DEVIATIONS FROM GENERAL LANDSCAPE REQUIREMENTS:

[illegible]

### STREET TREE PLANTING DIAGRAM

- *For each example, specifying the file type and content*





**SIGNAGE**

A landscape-oriented sign will be located at the entrance to the site, adjacent to the main road. The sign will be a freestanding structure, approximately 10 feet high, with a wooden frame and a sign panel. The sign will be oriented horizontally and will contain the name of the site, the name of the organization, and the name of the project. The sign will be made of wood and will be painted in a color that matches the building. The sign will be located on the left side of the road, near the entrance to the site.



Figure 2. Signage

Figure 3. Signage

Figure 4. Signage

# *Livingston*

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023

## ORDINANCE

**AN ORDINANCE TO APPROVE REZONING REZN-22-017978 – ARRINGTON – AN APPLICATION TO AMEND PORTIONS OF A PREVIOUSLY APPROVED PROFFER STATEMENT, CONCEPT DEVELOPMENT PLAN AND CODE OF DEVELOPMENT ON APPROXIMATELY 206.43 ACRES ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS AND ASSOCIATED WITH REZN-15-003477, AND TO ALSO REZONE APPROXIMATELY 27.66 ACRES FROM AGRICULTURE (RA) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS (PIN 6983-44-5875-000, MARSHALL DISTRICT)**

WHEREAS, Alwington Farm LLC (Owner) and Alwington Farm Developers, LLC and Van Metre Communities, LLC (Applicants), have applied to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers on land located along James Madison Highway (Routes 17/29/15) south of Alwington Boulevard (Route 1105), Warrenton, PIN 6983-44-5875-000; and

WHEREAS, on November 12, 2015, the Fauquier County Board of Supervisors approved REZN-15-003477, which rezoned approximately 234.3 acres from Residential: 1 Dwelling Unit/Acre (R-1) to approximately 27.9 acres of Rural Agricultural (RA) and approximately 206.4 acres of Planned Residential District (PRD) with proffers, subject to the Alwington Farm Zoning Plat, dated September 30, 2015; Arrington Code of Development, dated October 30, 2015; Arrington Concept Development Plan, dated September 30, 2015; and Arrington Proffer Statement dated October 30, 2015; and

WHEREAS, REZN-15-003477 allowed for the PRD portion of the property to be developed with a maximum of 217 single-family active adult residential lots to be served with public water, provided by the Town of Warrenton and a private sewage community collection and treatment system; and

WHEREAS, on August 17, 2023, the Fauquier County Planning Commission held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-104.A.1 to allow front-yard setbacks, which are greater than 10 to 20 feet, to be as shown in the Concept Development Plan (CDP) and Code of Development (COD); and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-107.C.3 to allow a maximum curb-cut onto a public street, for a front-loaded lot, of 12

feet in width with a driveway which transitions to the width of the garage occurring between 20 and 30 feet from the garage; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 7-303 to allow public streets within Arrington to be designed to the standards of the public organization, the Virginia Department of Transportation (VDOT) or Town of Warrenton, that will ultimately provide maintenance of the streets; and

WHEREAS, by adoption of this Ordinance, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice are satisfied by this amendment to the Fauquier County Zoning Map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 9<sup>th</sup> day of November 2023, That the Rezoning request REZN-22-017978, to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers, on PIN 6983-44-5875-000 be, and is hereby, approved, subject to the Arrington Certified Zoning Plat, dated June 03, 2022, last revised on September 25, 2023, and received by Community Development on October 24, 2023; Arrington Code of Development (COD), dated October 20, 2023 and received by Community Development on October 24, 2023; Arrington Concept Development Plan (CDP), dated July 18, 2022, last revised on October 20, 2023, and received by Community Development on October 24, 2023; and Arrington Proffer Statement dated December 19, 2022, revised through October 20, 2023, and received by Community Development on October 24, 2023.

Arrington Proffer Statement  
October 20, 2023

REZN-22-017978

## EXHIBIT D

### Listing of Zoning Ordinance Modifications

#### Section 4-107 A.1 (Maximum Front Yard Setback)

Section 4-107 A.1 of the Zoning Ordinance states, "Single family residential units should generally be set back no further than 10-20 feet, with a variety of setbacks provided within blocks."

Modification of the aforesaid requirement to allow homes to be constructed consistent with the typical lot standards in the proposed Code of Development with a larger front yard setback (25') to accommodate proposed street tree easements.

#### Section 4-107 C.3 (Driveway Width)

Section 4-107 C.3 of the Zoning Ordinance states, "[w]here garages cannot be rear loaded from alleys, the driveway for an individual house shall not exceed 10 feet in width up to where the driveway meets the vertical plane of the front wall or porch of the house."

Modification of the aforesaid requirement to allow the width of driveways providing access to garages from public streets to be designed to the standards and specifications of the Virginia Department of Transportation and/or Town of Warrenton, dependent on jurisdictional responsibility for ongoing operation and maintenance of the public street upon completion of construction.

#### Section 7-303 (Public Street Design Requirement)

Section 7-303 of the Zoning Ordinance says that "[p]ublic streets shall be required for all development as indicated in Table 7-303.1. Public streets shall meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and dedicated to public use unless a special exception waiving this requirement is granted by the Board in accordance with Part 29 of Article of this Ordinance."

Modification of the aforesaid requirement to allow public streets to be designed to the Town's design standards and specifications in the event the Property is included within the corporate boundaries of the Town. Further, the waiver includes permitting the proposed alleys to be designated as private streets maintained by the homeowner's association - even when the proposed alley serves as the only street providing frontage for a lot or grouping of lots such as when such lot(s) fronts a common area or community green.

#### Section 4-107 C.3 (Sideload Garages)

Section 4-107 C.3 of the Zoning Ordinance states, "Any side loading garage shall be set back a minimum of 8 feet behind the front wall of the house."

Modification of the aforesaid requirement to allow a side loaded garage to align with the front of the house to which it is attached and be integrated into the front elevation with the same architectural style and treatments.

December 10<sup>th</sup>, 2024  
 Town Council  
 Public Hearing  
 Ordinance 2024-17

**AN ORDINANCE TO APPROVE A VOLUNTARY SETTLEMENT AGREEMENT FOR THE BOUNDARY ADJUSTMENT INTO THE TOWN OF WARRENTON OF APPROXIMATELY 243.87295 ACRES OF LAND BELONGING TO ALWINGTON FARM, LLC, ALWINGTON ESTATES, LLC, HD DEVELOPMENT OF MARYLAND, INC., PADMAJA AND SRINIVAS DASARI, THE FAUQUIER COUNTY SCHOOL BOARD, AND VABFT, LLC, AND CERTAIN ROAD RIGHT-OF-WAY, AS RECOMMENDED BY THE VIRGINIA COMMISSION ON LOCAL GOVERNMENT**

**WHEREAS**, the Town of Warrenton, Virginia, (the "Town"), and the County of Fauquier, Virginia, ("the County") filed a Notice with the Virginia Commission on Local Government of their intention to effect a Boundary Line Adjustment ("BLA") by and between the Town and the County to Incorporate into the Town approximately 243.87295 acres of land presently subject only to County Jurisdiction (the Adjusted Property") belonging to Alwington Farm, LLC, Alwington Estates, LLC, HD Development of Maryland, Inc., Padmaja and Srinivas Dasari, the Fauquier County School Board, and VABFT, LLC, together with such road right-of-way as may lie within the proposed BLA area; and

**WHEREAS**, the Town and the County have mutually agreed upon terms and conditions for a boundary adjustment in a Voluntary Settlement Agreement (the "VSA") pursuant to Va. Code Ann. §15.2-3400, as an alternative to a fully contested litigation to adjust jurisdictional boundaries, and submitted that VSA to the Virginia Commission on Local Government (the Commission) for review and recommendation; and

**WHEREAS**, the Commission has reviewed the VSA and has recommended its approval of the said BLA and Agreement in its report dated November 2024, all according to law, a copy of which is incorporated herein by reference as Exhibit A; and

**WHEREAS**, the Town desires to approve and present the VSA to the Circuit Court for further action thereon;

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Town Council of the Town of Warrenton, Virginia, as follows:

1. The aforesaid Whereas clauses are incorporated herein by reference.
2. The Town Council hereby consents to the adjustment of the Adjusted Property into the Town's corporate limits consistently with the VSA.
3. The Town Council hereby agrees to the terms and conditions as set forth in the VSA, a copy of which is separately attached hereto and incorporated herein by reference as Exhibit A, and authorizes the execution thereof by the Mayor or his designee.
4. The Town Council hereby directs the Mayor, Town Manager, and Town Attorney, together with the Fauquier County Attorney, to forward the VSA, and any necessary exhibits thereto, to the Circuit Court of Fauquier County, and by a



proper petition to that Court request it to have the Supreme Court of Virginia appoint a Special Court pursuant to the provisions of Va. Code Ann. § 15.2-3400(5), to hear and decide this matter in accordance with law.

5. The Mayor, Town Manager, and Town Attorney, shall take such other and further steps as may be needed to effectuate the purposes of this Ordinance and the incorporation of the Adjusted Land into the Town's boundaries.

**Votes:**

**Ayes:**

Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. David McGuire

**Nays:**

Mr. Eric Gagnon

**Absent from Meeting:**

**For Information:**

Town Attorney

ATTEST: \_\_\_\_\_



Town Recorder



**EXHIBIT E**RES-24- 042**RESOLUTION****A RESOLUTION AUTHORIZING STAFF AND COUNTY ATTORNEY TO INITIATE THE  
PROCESS OF VOLUNTARY SETTLEMENT OF ANNEXATION WITH THE TOWN OF  
WARRENTON**

WHEREAS, Chapter 34 of Title 15.2 recognizes that Virginia localities may be able to voluntarily negotiate and settle boundary matters in an efficient and beneficial manner to the orderly growth and continued viability of the localities; and

WHEREAS, the County determined after due consideration that the boundary between the County and Town of Warrenton should be adjusted and relocated as outlined in the Voluntary Settlement Agreement between the localities; and

WHEREAS, the County passed a resolution on March 14, 2024, to move forward with the Voluntary Settlement Agreement process; and

WHEREAS, two additional small portions of a property owned by Alwington Estates, LLC, PIN 6983-28-8269-000, containing 2.20772 acres and 0.56128 acres are desired to be added to the property adjusted into the boundary of the Town of Warrenton; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 11<sup>th</sup> day of April 2024, That, the County Administrator and County Attorney are hereby authorized to take all actions necessary to negotiate a Voluntary Settlement Agreement with the Town of Warrenton; and, be it

RESOLVED FURTHER, That the County Attorney is authorized to present jointly with the Town of Warrenton such Proposed Settlement Agreement to the Commission on Local Government, subject to any changes to the Agreement approved by the County Administrator and County Attorney, to initiate the boundary line adjustment process in *Code of Virginia* § 15.2-3400; and, be it

RESOLVED FINALLY, That the County intends, subject to input received during the public hearing processes of the entities involved and review by the Commission, to adopt the Voluntary Settlement Agreement and directs that the principal point of contact for the County during this process is Tracy A. Gallehr, County Attorney, 10 Hotel Street, 2<sup>nd</sup> Floor, (540) 422-8010 phone, (540) 422-8022 fax, [tracy.gallehr@faulquiercounty.gov](mailto:tracy.gallehr@faulquiercounty.gov).

*A Copy Teste*

  
Janelle J. Downes, County Administrator  
Clerk to the Board of Supervisors

**ALWINGTON FARM DEVELOPERS, L.L.C.**  
**CORPORATE RESOLUTION**

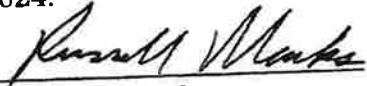
WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

WHEREAS, the corporation believes that it is in its best interests for its landholding to be annexed as so proposed, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 16<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
Managing Member  
Alwington Farm Developers, L.L.C.  
a Virginia Limited Liability Company



**VAN METRE COMMUNITIES, L.L.C.**  
**CORPORATE RESOLUTION**

WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

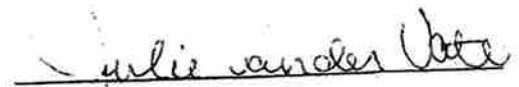
WHEREAS, the corporation believes that it is in its best interests for the properties proposed to be annexed consistently with the aforesaid Agreement, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 17<sup>th</sup> day of May, 2024.

Van Metre Communities, L.L.C.,  
 a Virginia Limited Liability Company

By: VMC Homes, L.L.C., its Manager



Julie van der Vate,  
 Chief Operating Officer – Finance and  
 Strategic Growth





# **Planning Commission Work Session**

## **Annexation Zoning**

### **August 19, 2025**

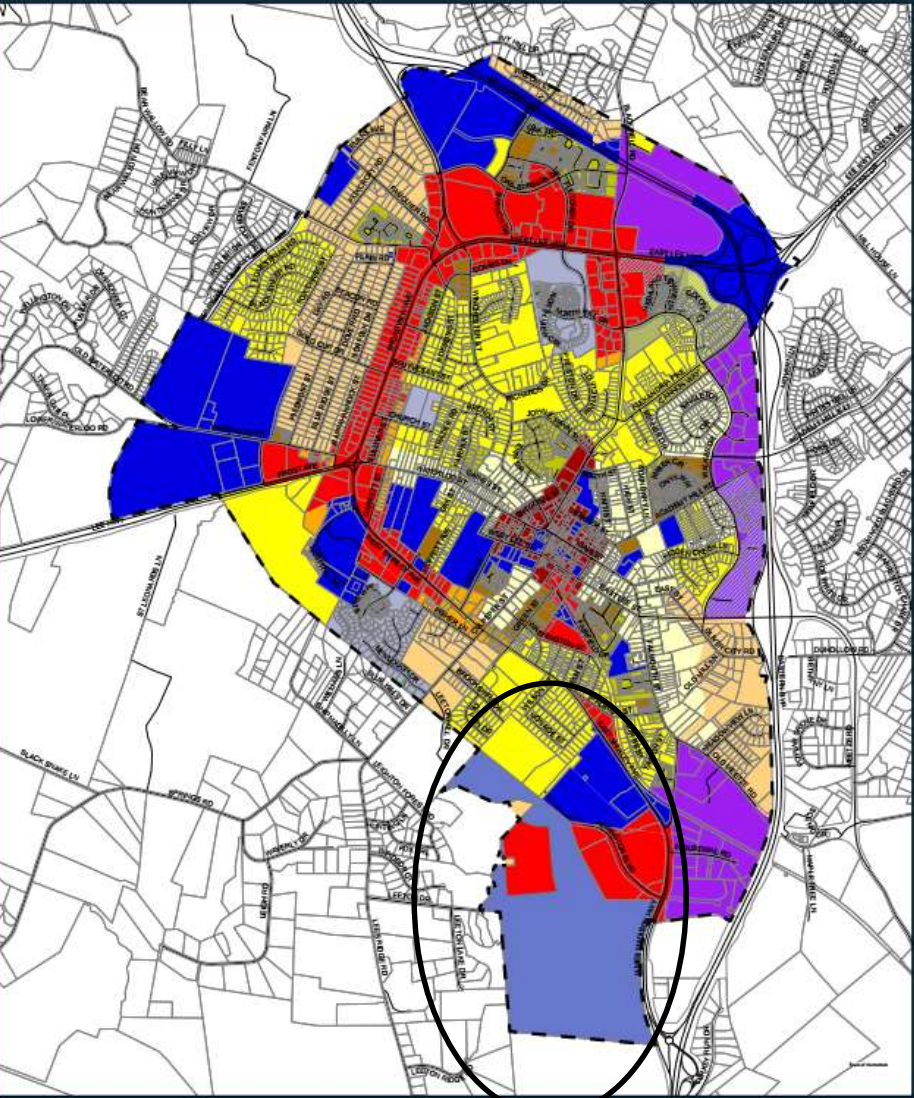
*PC Decision Deadline May 31, 2026 Unless Applicant Defers*





# New Boundaries

Effective June 1, 2025,  
several parcels totaling  
approximately 243.87 acres  
located to the southwest of  
the Town of Warrenton  
were annexed from Fauquier  
County per the Voluntary  
Settlement Agreement and  
Final Order of a Special  
Court



# Zoning Ordinance

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

# Final Order

Item 2.

Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.



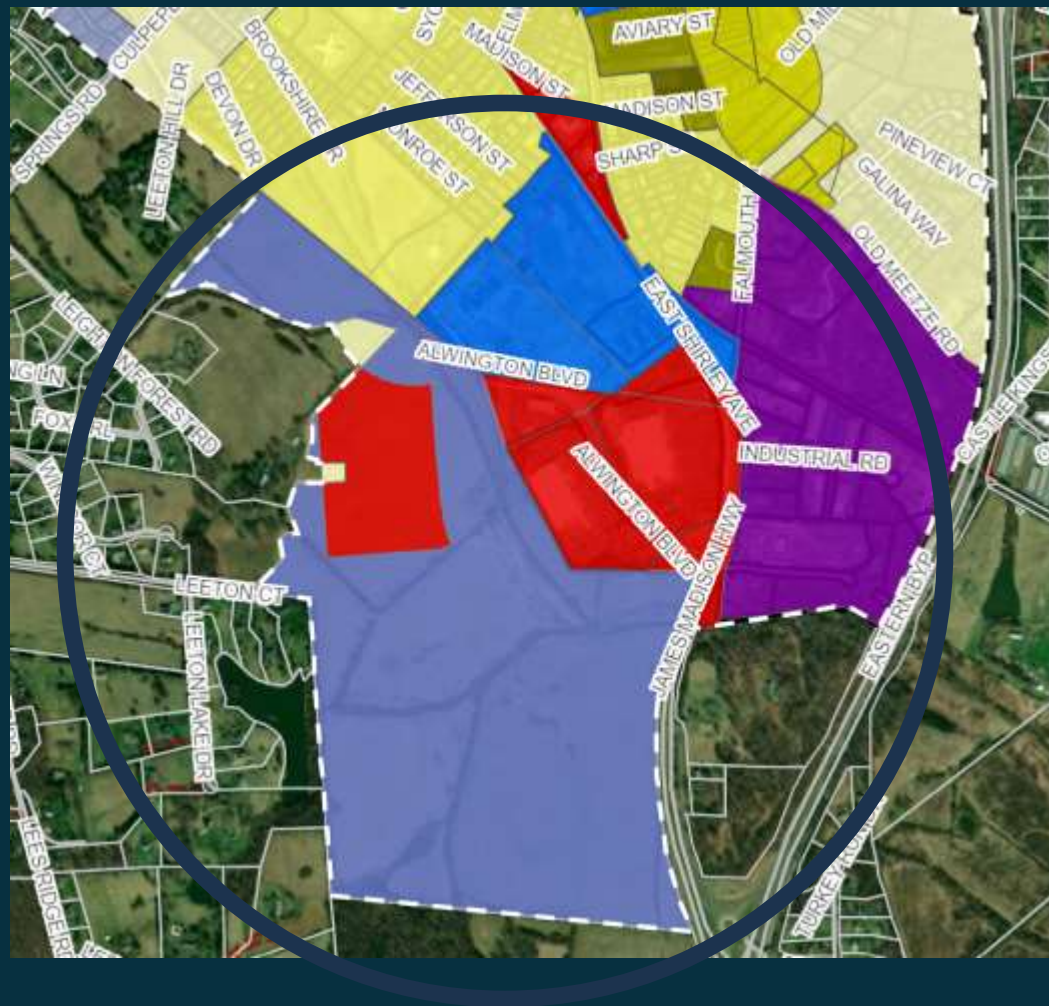
# Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order)  R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

# Specific Parcels

Item 2.

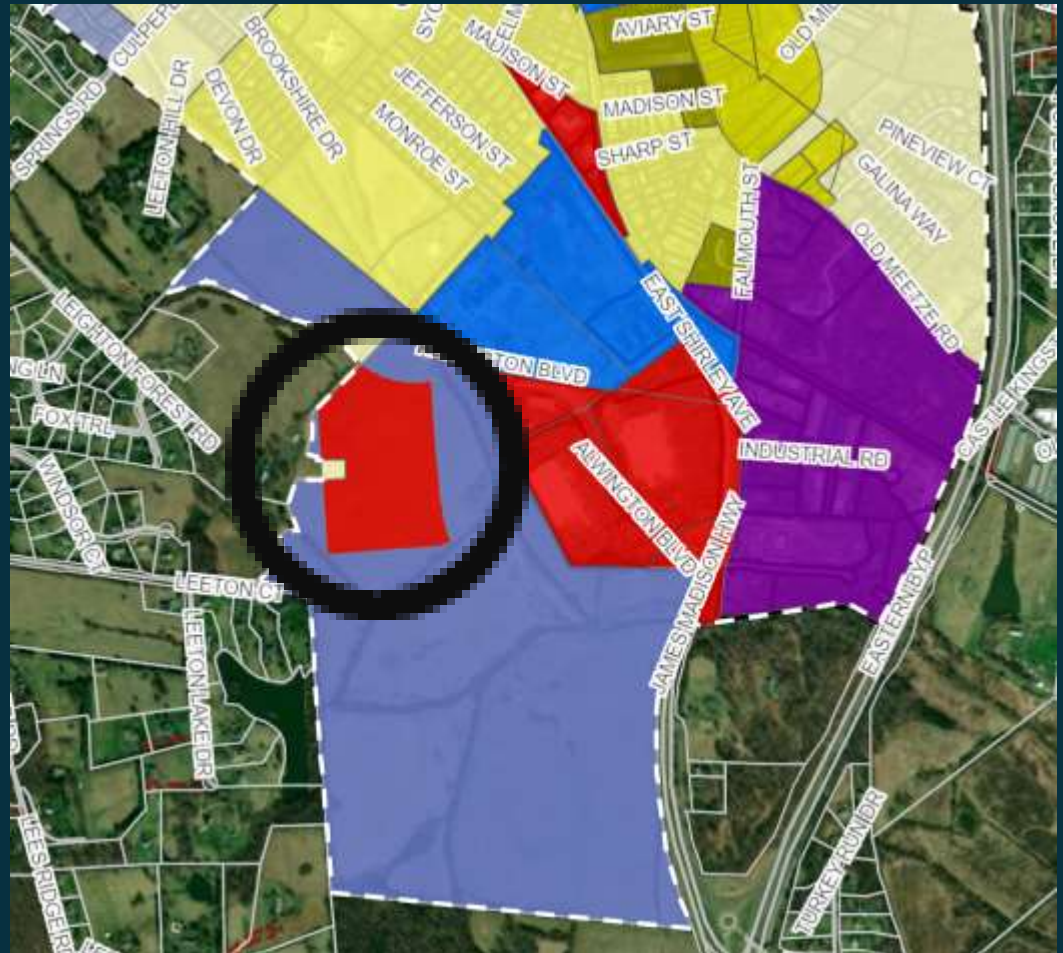
Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.



# Specific Parcels

Item 2.

Shaded Red  
Commercial  
part of Final  
Court Order  
per Rezoning





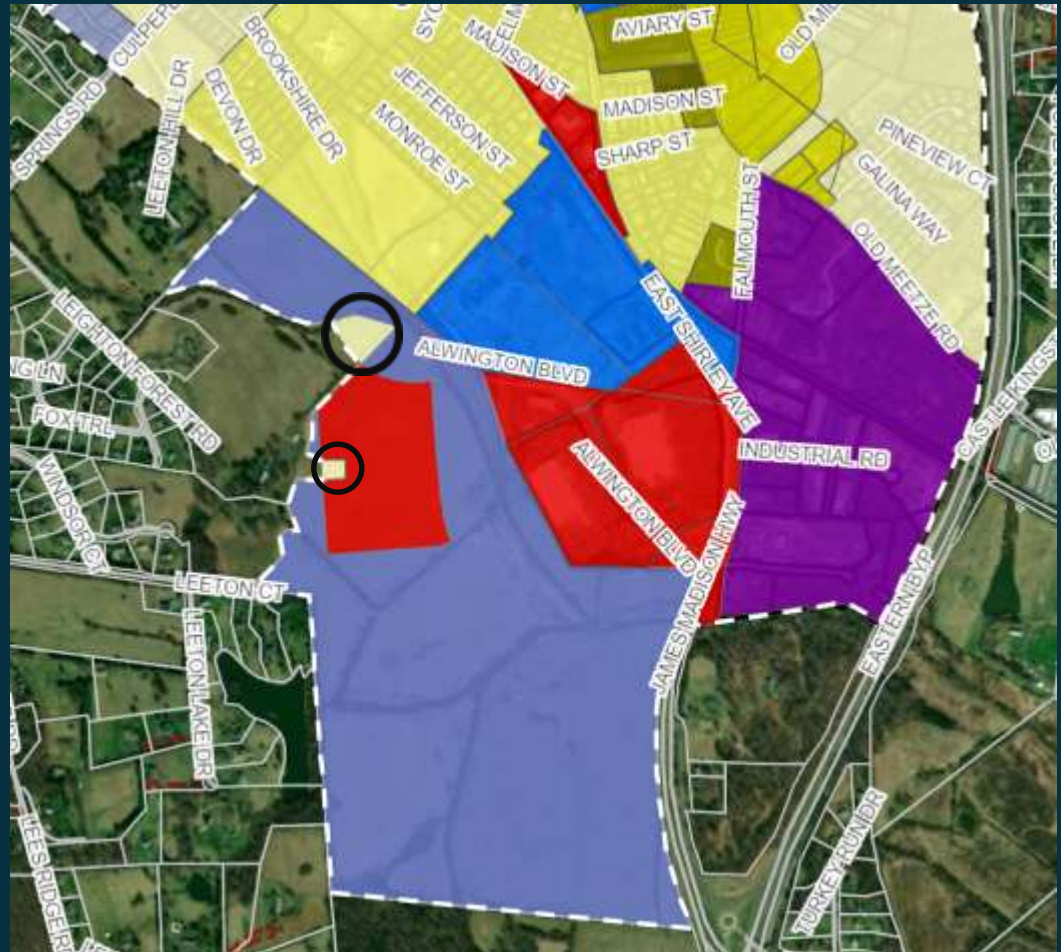
# Specific Parcels

Item 2.

## Light Tan

County Zoned  
more intense  
than 1  
dwelling/ acre

Town Zoned  
R-15 in Town



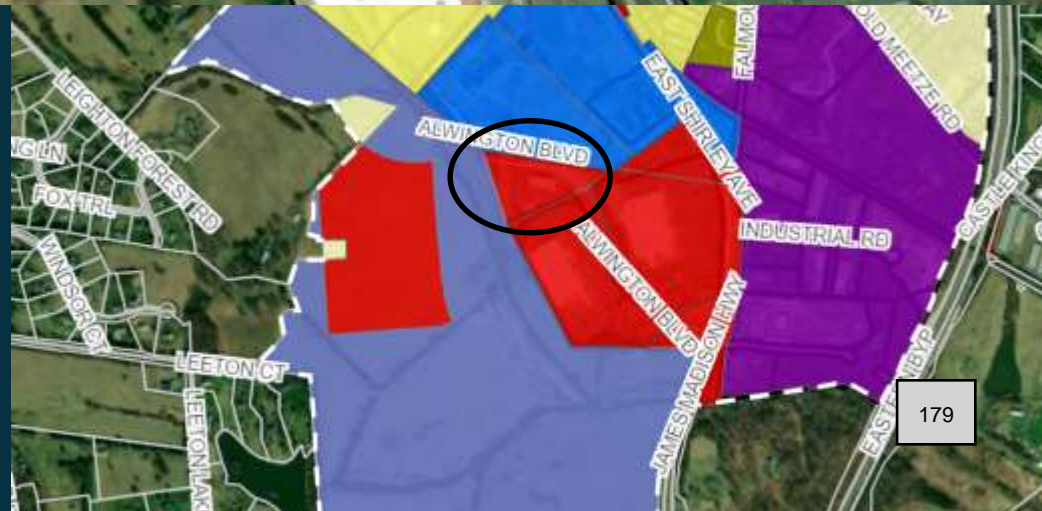
# Specific Parcels

Item 2.

Red  
Existing  
Appleton  
Campbell  
Building

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Item 2.

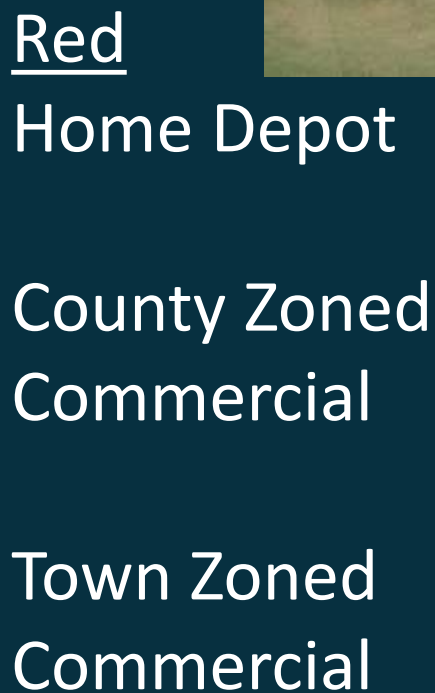
Red  
Fauquier  
County Public  
Schools

County Zoned  
Commercial

Town Zoned  
Commercial



*Item 2.*





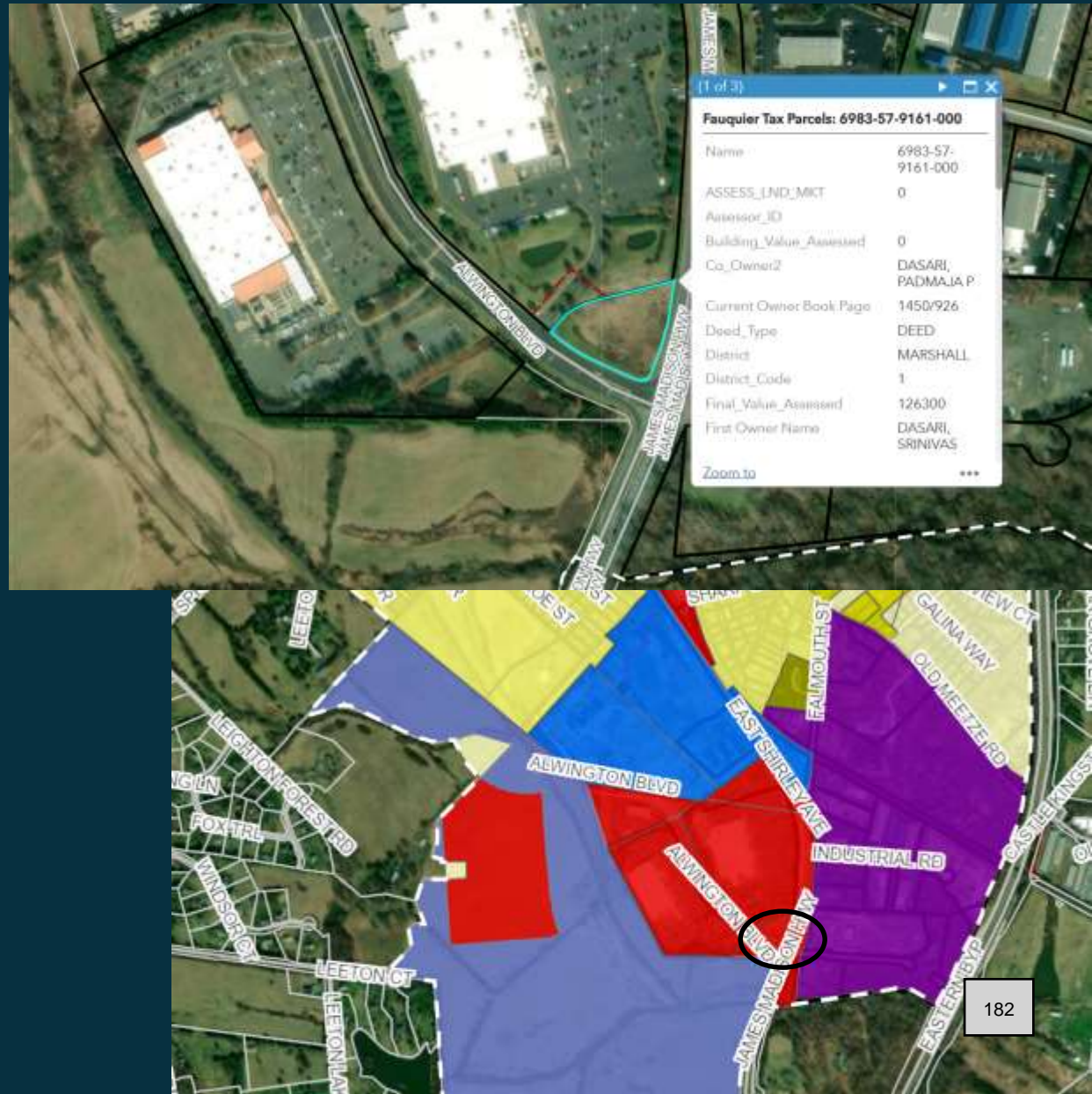
# Specific Parcels

Item 2.

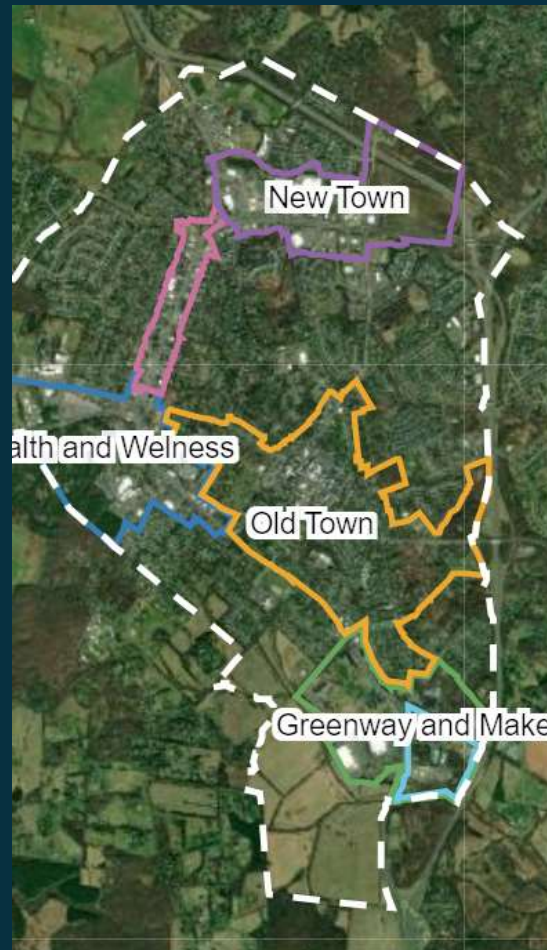
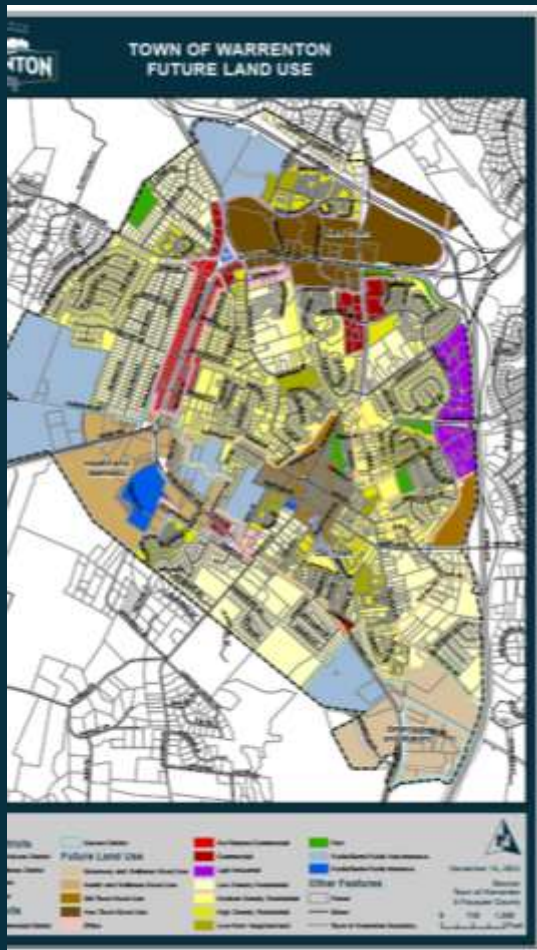
Red  
Vacant lot

County Zoned  
Commercial

Town Zoned  
Commercial



# Town Policies – Plan Warrenton 2040



- Extending the Greenway and Makers Character District
- Create a new UDA and/or Character District
- Simply assign Future Land Use Map designations that are consistent with the land use.

# Next Steps

- Hold a Work Session



# ARRINGTON

## Community Plan



Leeton Forest log house w/two-story additions  
(ca. 1830 log portion, ca. 1870 & 1920  
two-story additions)

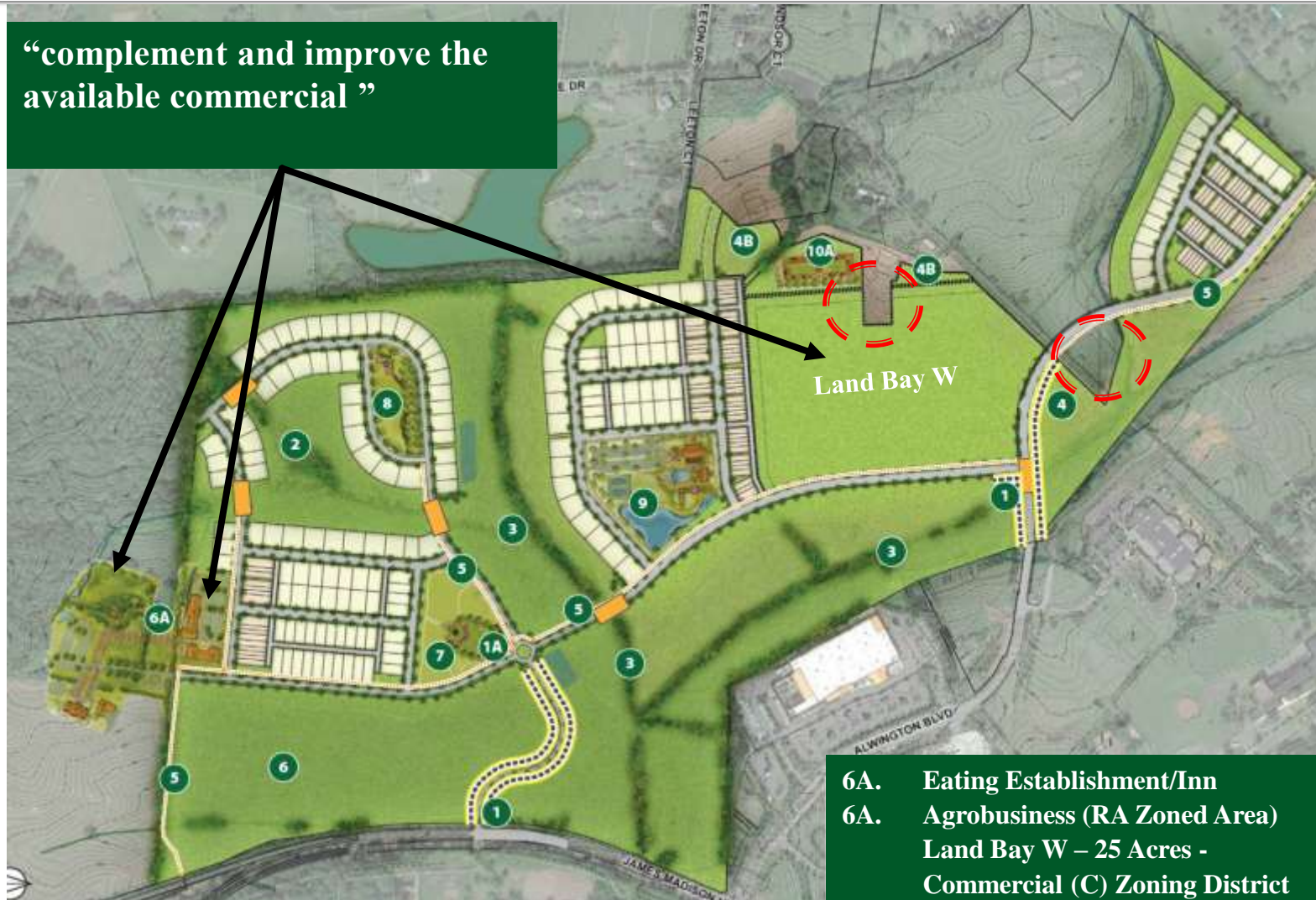




# Community Planning Principles & Comprehensive Plan Implementation

Item 2.

“complement and improve the available commercial ”





# Town of Warrenton/Fauquier County Boundary Line Adjustment Per VSA

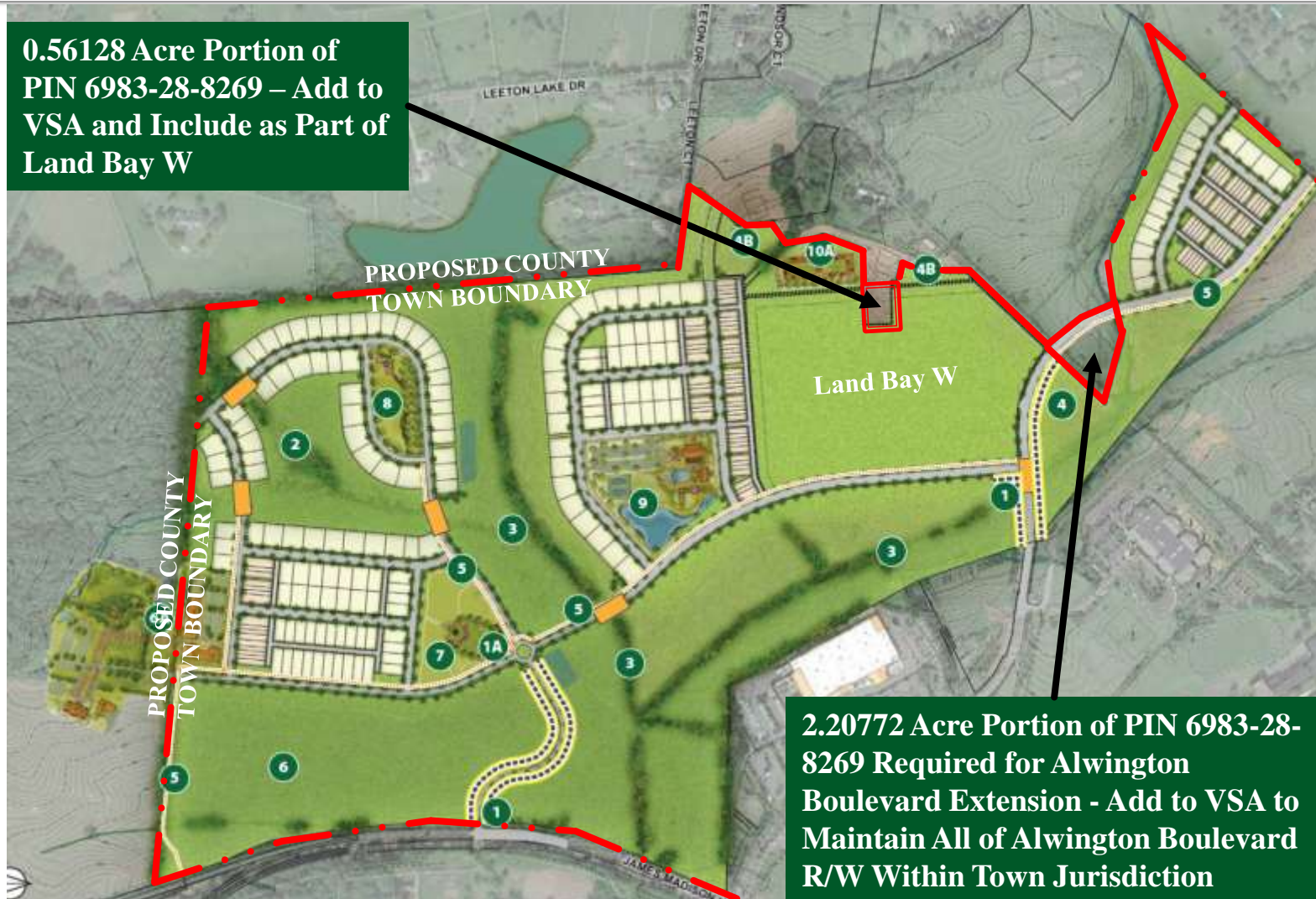
Item 2.





# Two Small Parcels Added to VSA

0.56128 Acre Portion of  
PIN 6983-28-8269 – Add to  
VSA and Include as Part of  
Land Bay W



2.20772 Acre Portion of PIN 6983-28-  
8269 Required for Alwington  
Boulevard Extension - Add to VSA to  
Maintain All of Alwington Boulevard  
R/W Within Town Jurisdiction



Community Development  
Department

## **STAFF REPORT**

<b>Commission Meeting Date:</b>	September 16, 2025
<b>Agenda Title:</b>	2025 Annexation Properties
<b>Requested Action:</b>	Hold a Work Session
<b>Decision Deadline:</b>	May 31, 2026
<b>Staff Lead:</b>	Denise Harris, Planning Manager

### **EXECUTIVE SUMMARY**

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

### **BACKGROUND**

This is the second Planning Commission work session. The first work session introduced the topic. At that time, the Planning Commission requested Van Metre present their adopted development plans at the September work session to learn more specifics about parcels. The Planning Commission also determined it would like to concurrently review the update to the Future Land Use Map with the zoning classifications.

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

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

- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

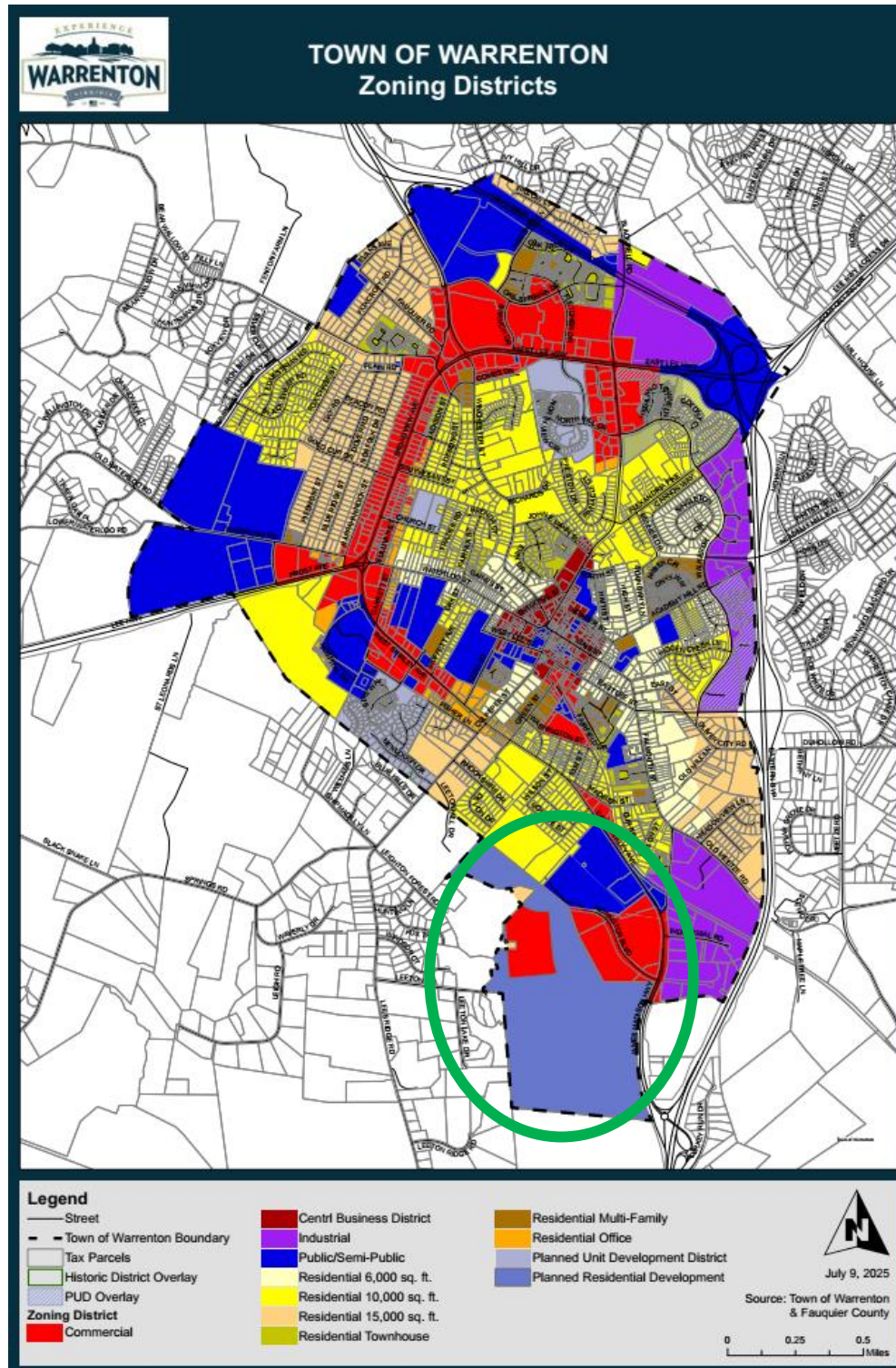
The table below outlines the parcels brought into the Town limits, the previously assigned Fauquier County zoning, and the current Town of Warrenton zoning.

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

On the next few pages, there are a series of maps providing more detail.



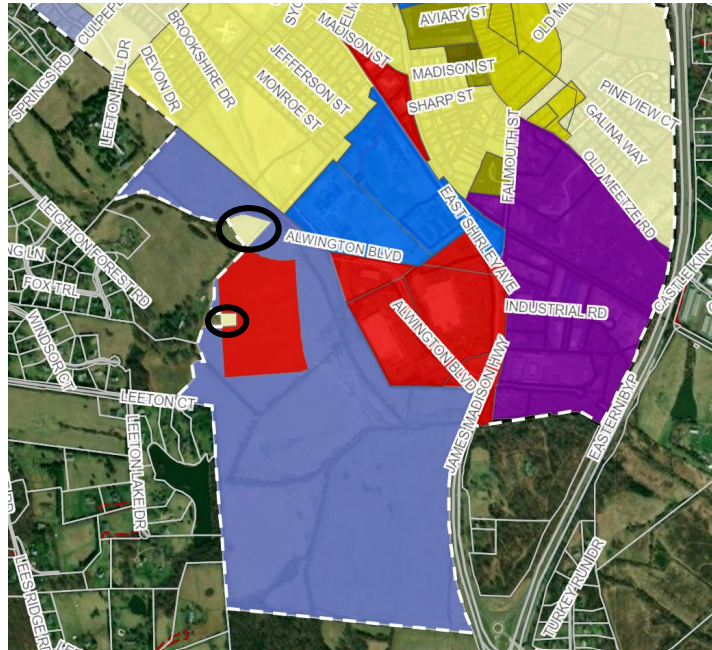
Below is a map of the Town Zoning with the new boundaries:



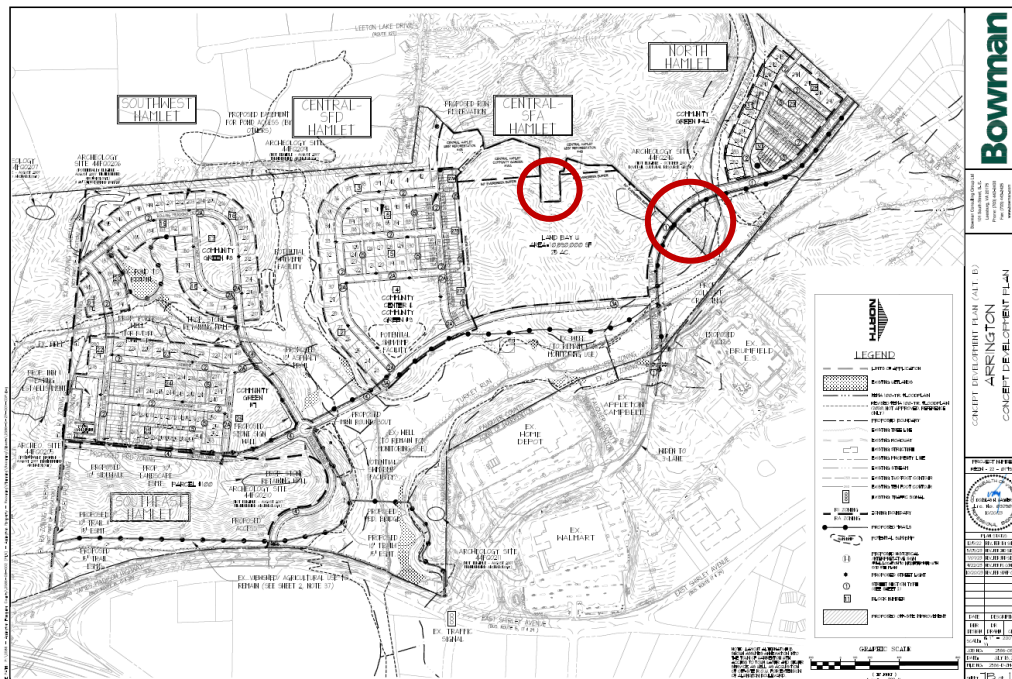
More closely, the parcels are:

Owner: Van Metre

Zoning: R-15 (Residential)

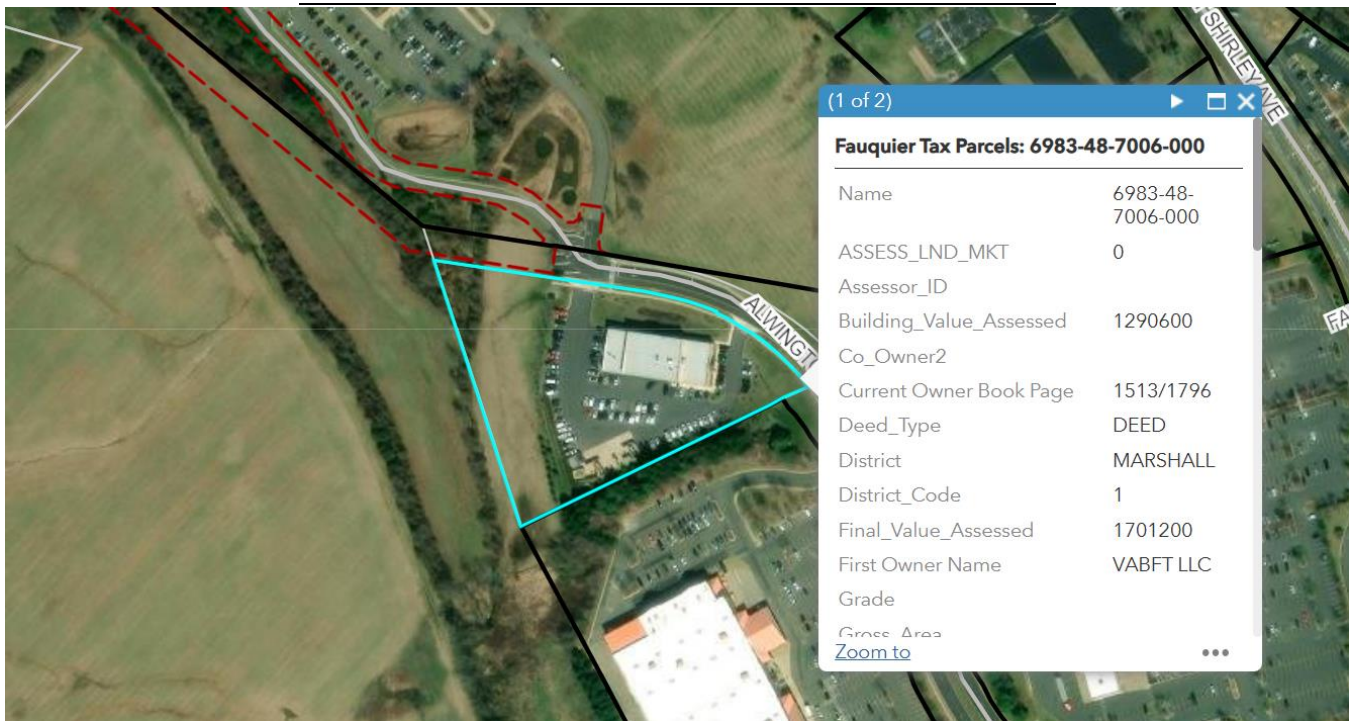
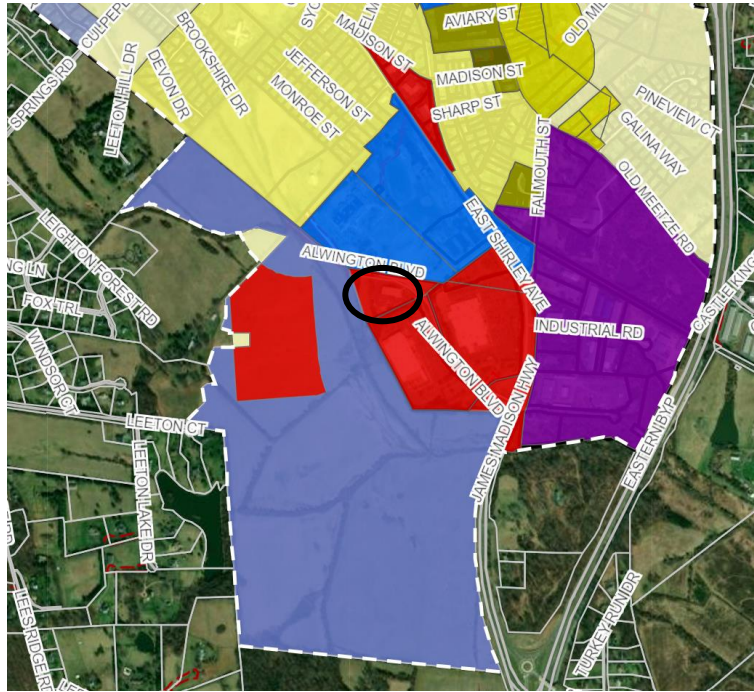


Approved Fauquier County Rezoning; Final Order Concept Development Plan Requirement:



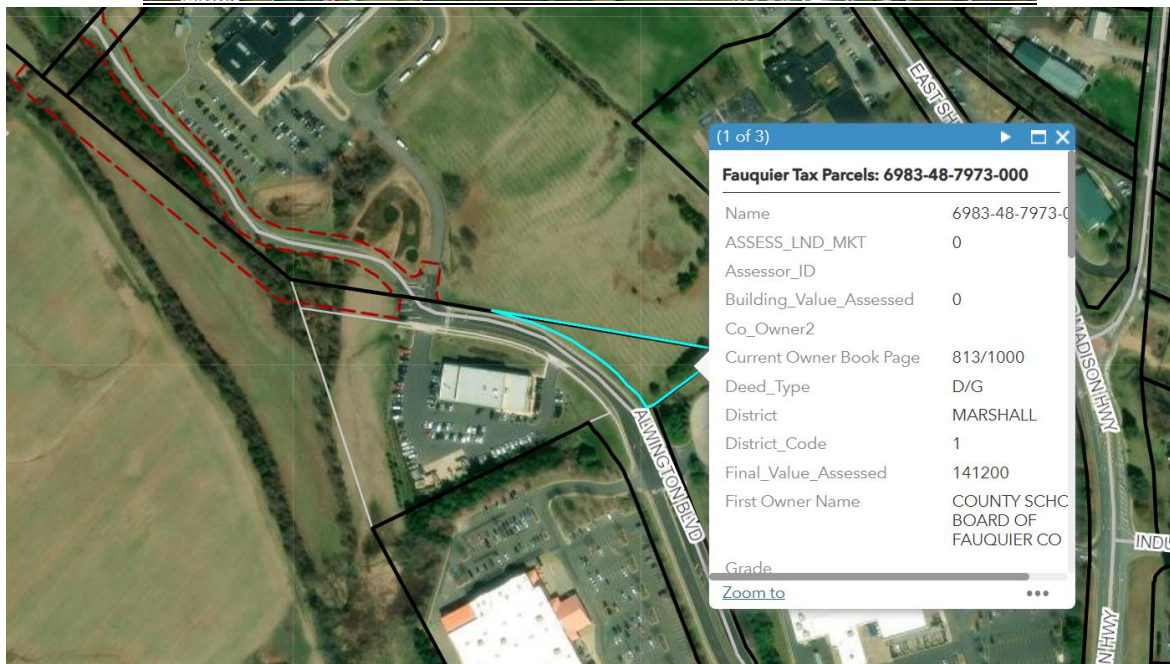
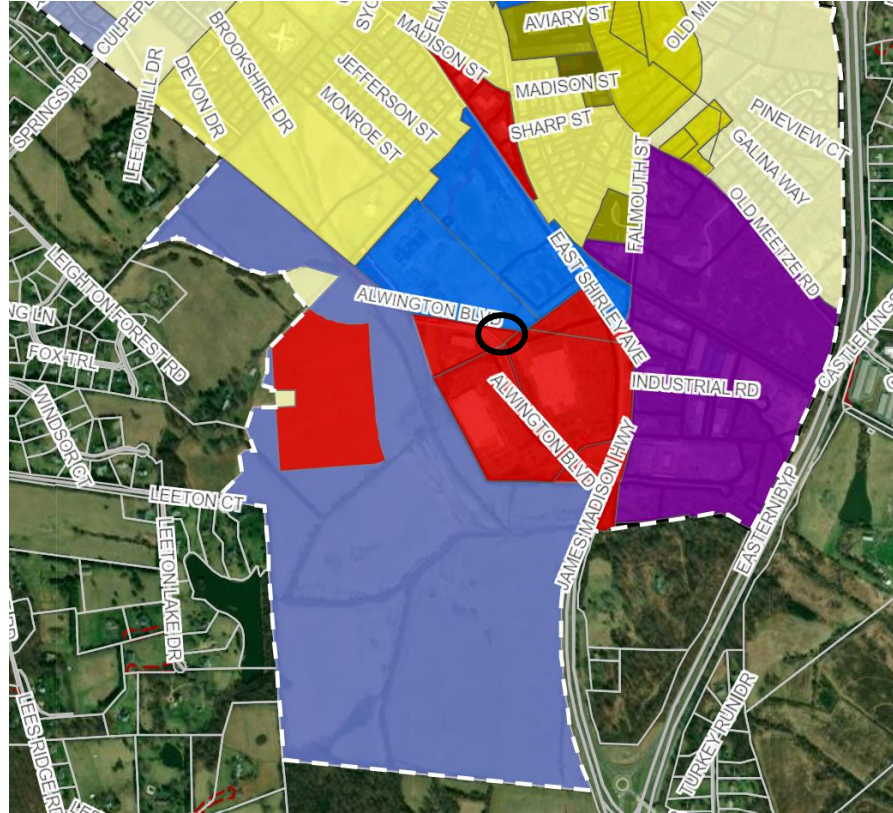


Owner: VABFT, LLC (Appleton Campbell Use)  
Zoning: Commercial



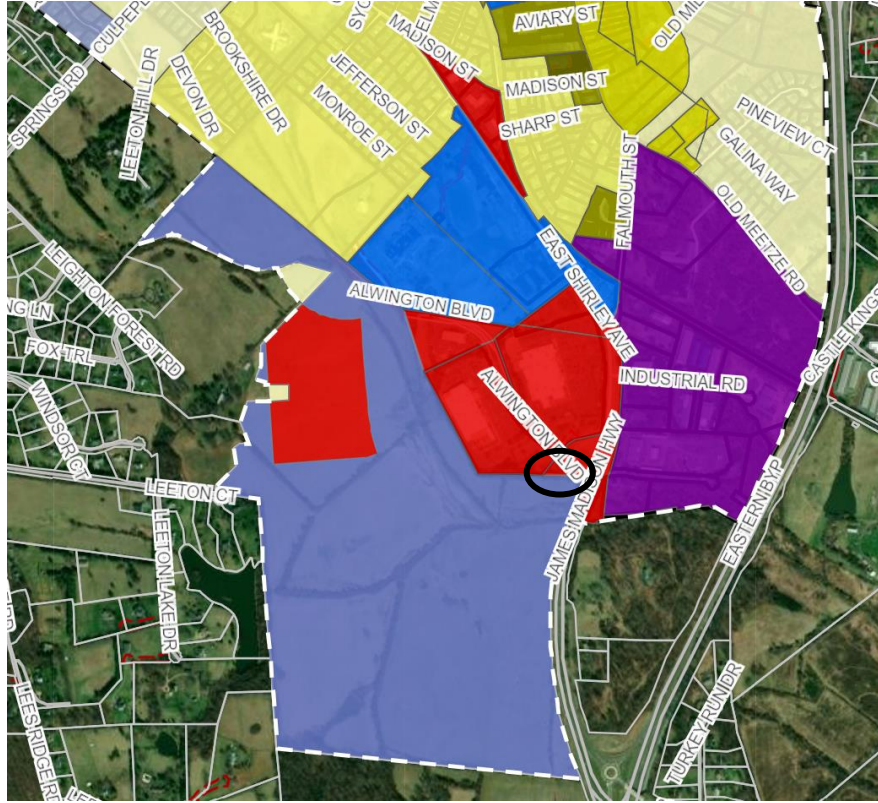


Owner: Fauquier County School Board  
Zoning: Commercial



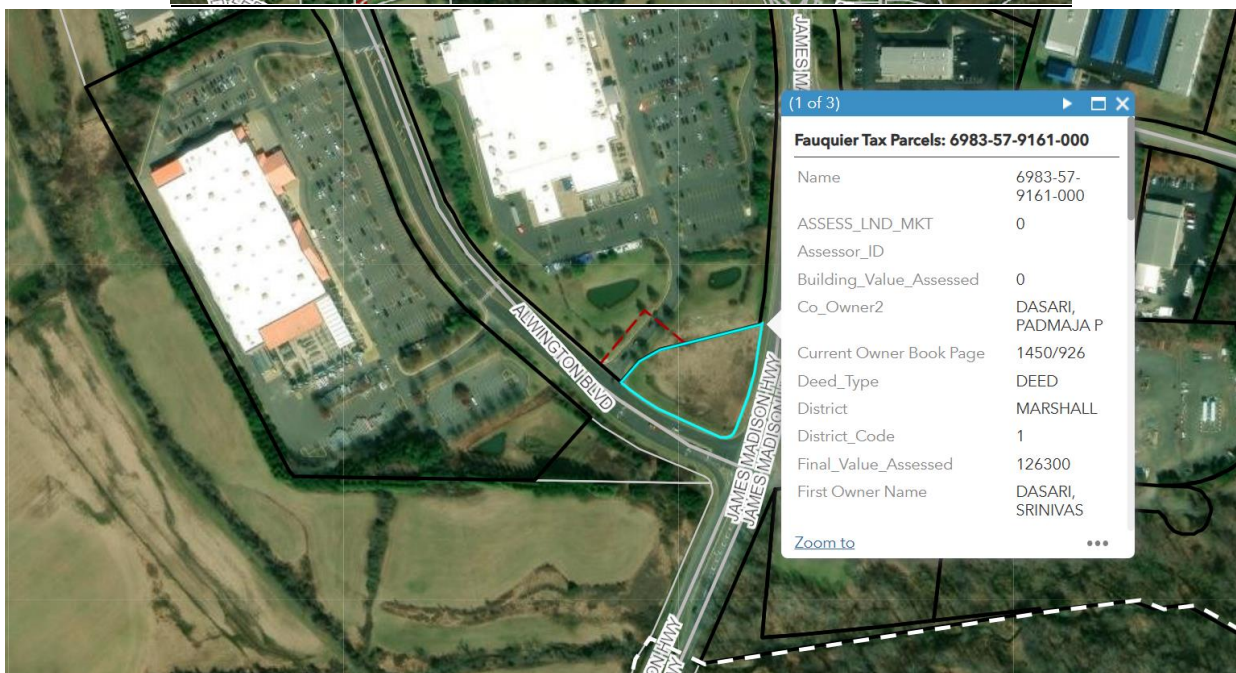
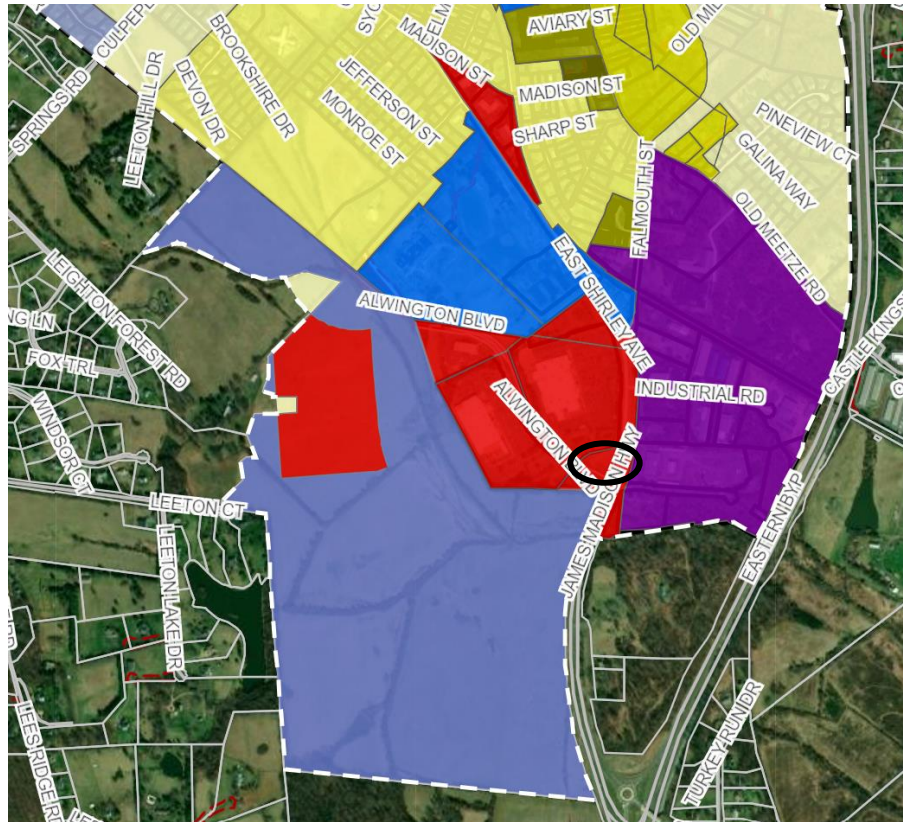


Owner: Home Depot Development of Maryland  
Zoning: Commercial





Owner: Dasari  
Zoning: Commercial



### Future Land Use Map and Comprehensive Plan

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

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

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

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

The adopted goals and policies were:

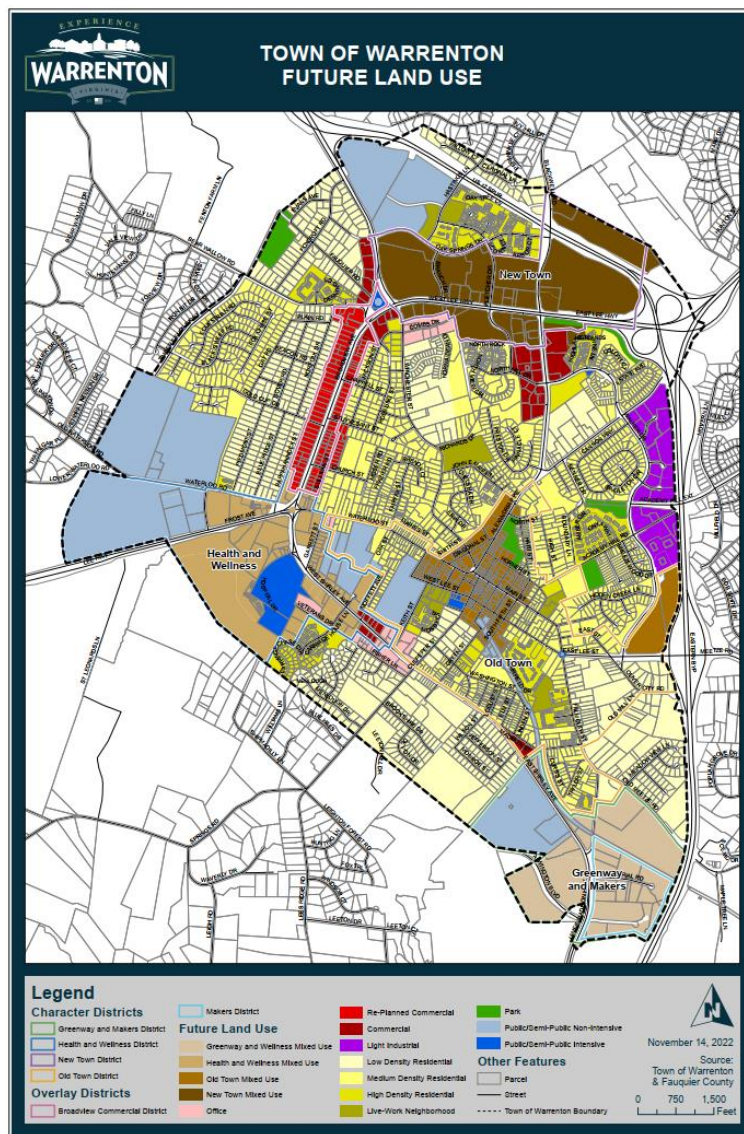
- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian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

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



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

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



## STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a second Work Session.

## ATTACHMENTS

1. Final Order



# **Planning Commission Work Session**

## **Annexation Zoning**

### **September 16, 2025**

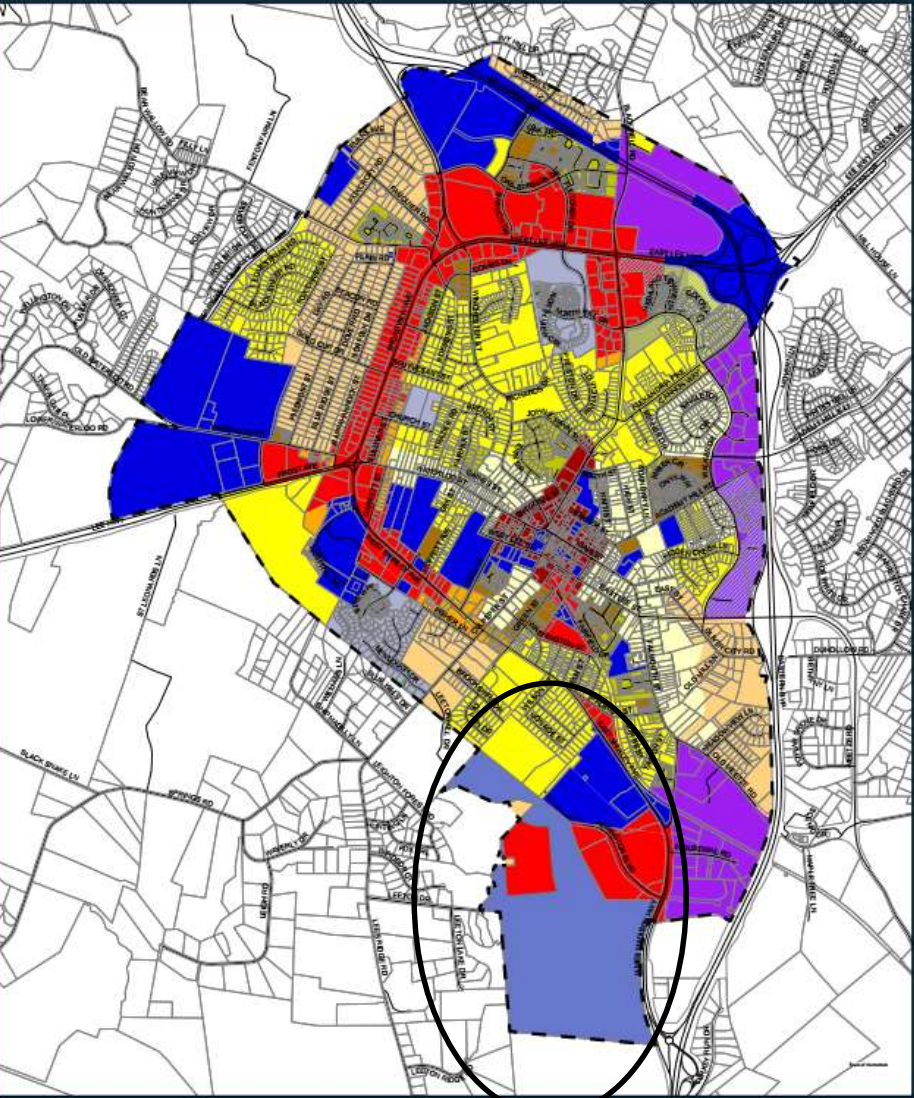
*PC Decision Deadline May 31, 2026 Unless Applicant Defers*





# New Boundaries

Effective June 1, 2025,  
several parcels totaling  
approximately 243.87 acres  
located to the southwest of  
the Town of Warrenton  
were annexed from Fauquier  
County per the Voluntary  
Settlement Agreement and  
Final Order of a Special  
Court



# Zoning Ordinance

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

# Final Order

Item 2.

Specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning.

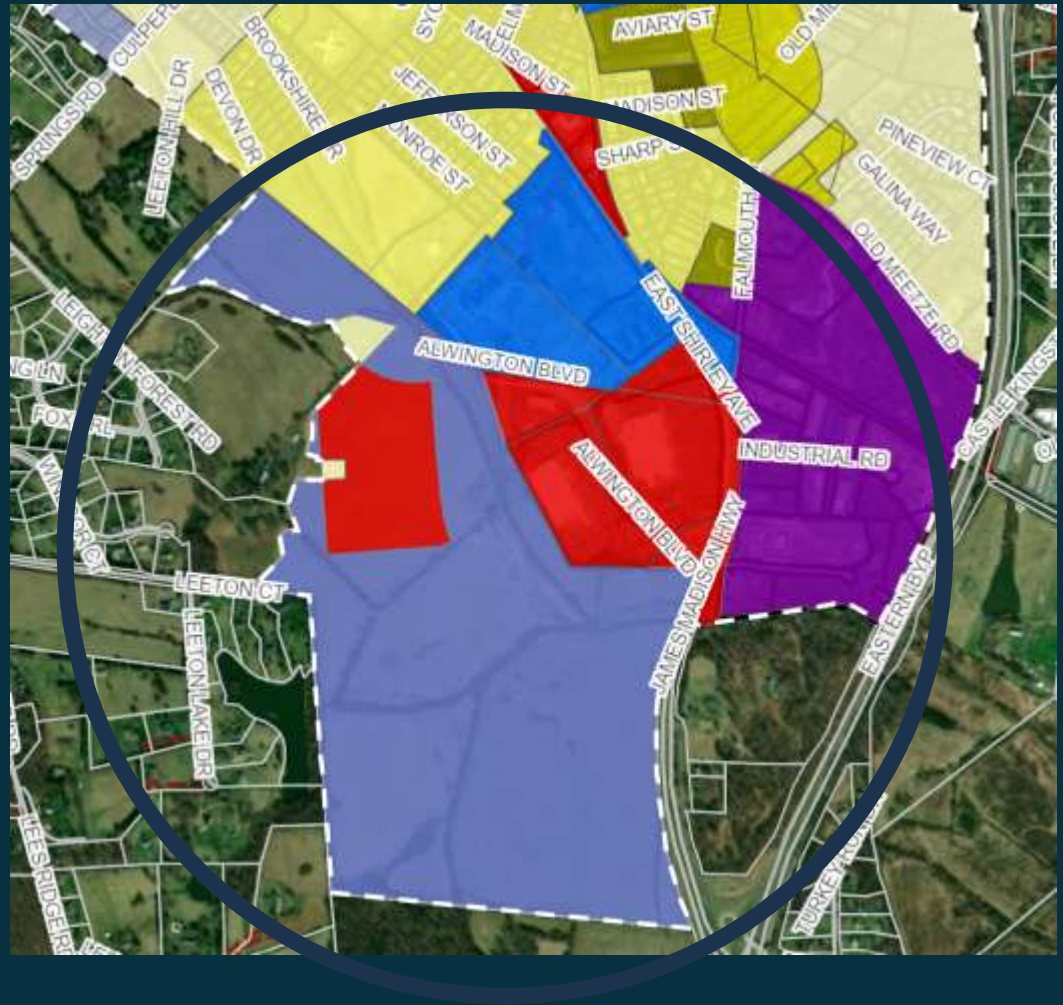
# Zoning Categories

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order)  R-15
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial

# Specific Parcels

Item 2.

Shaded Light Purple is part of the Final Court Order to be zoned PRD per Rezoning.

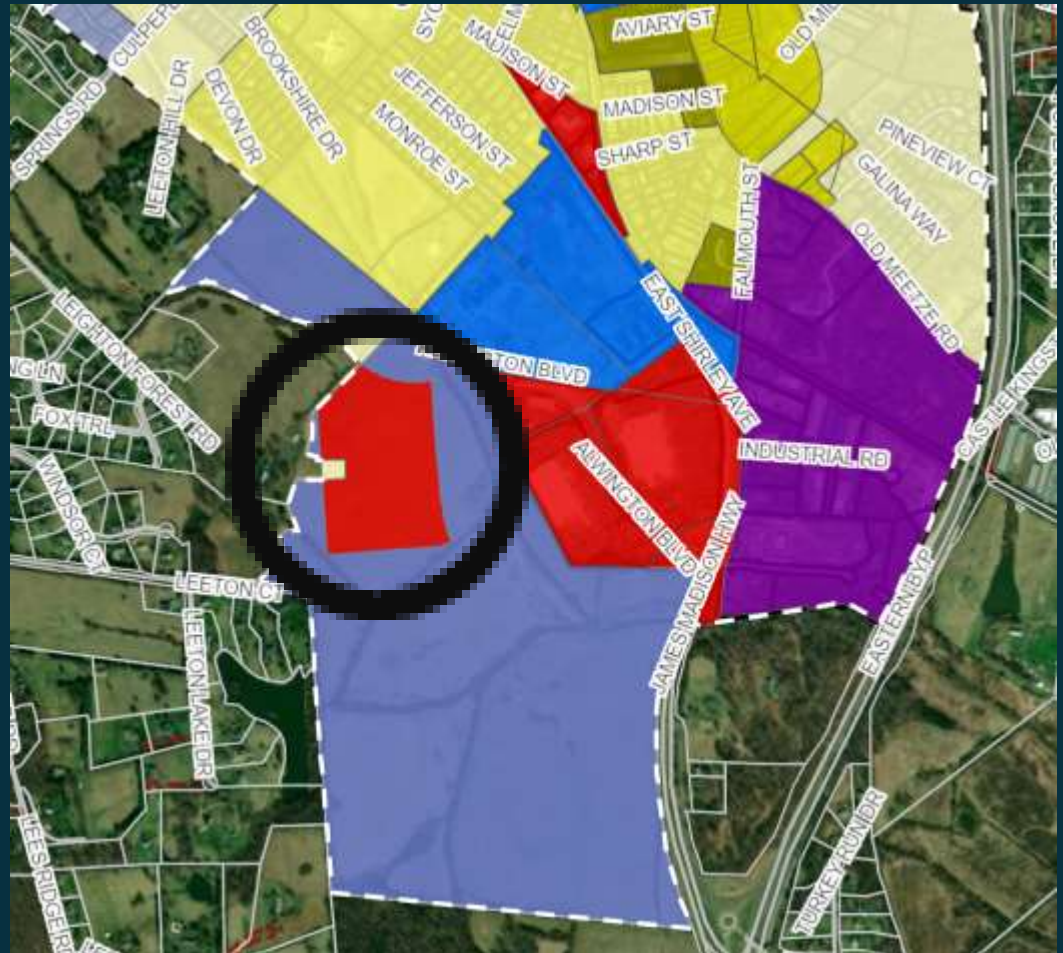




# Specific Parcels

Item 2.

Shaded Red  
Commercial  
part of Final  
Court Order  
per Rezoning



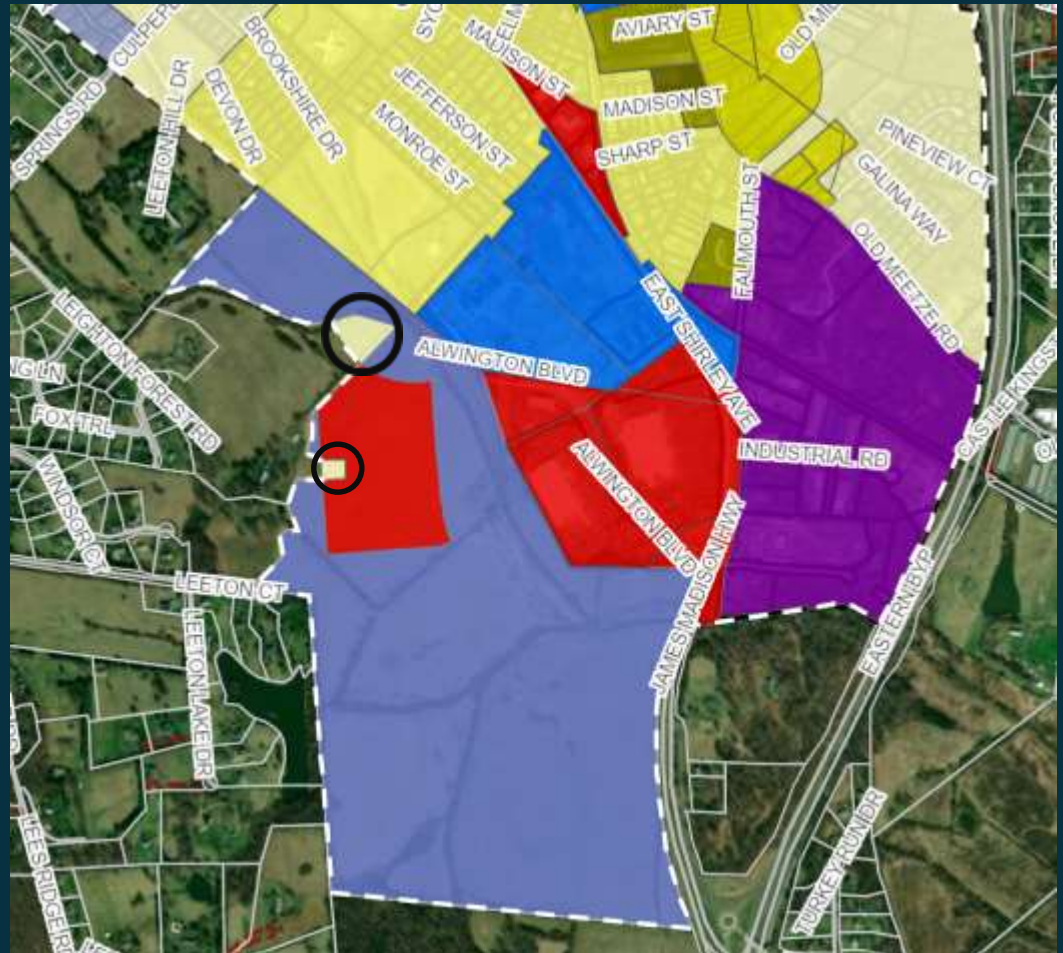
# Specific Parcels

Item 2.

## Light Tan

County Zoned  
more intense  
than 1  
dwelling/ acre

Town Zoned  
R-15 in Town





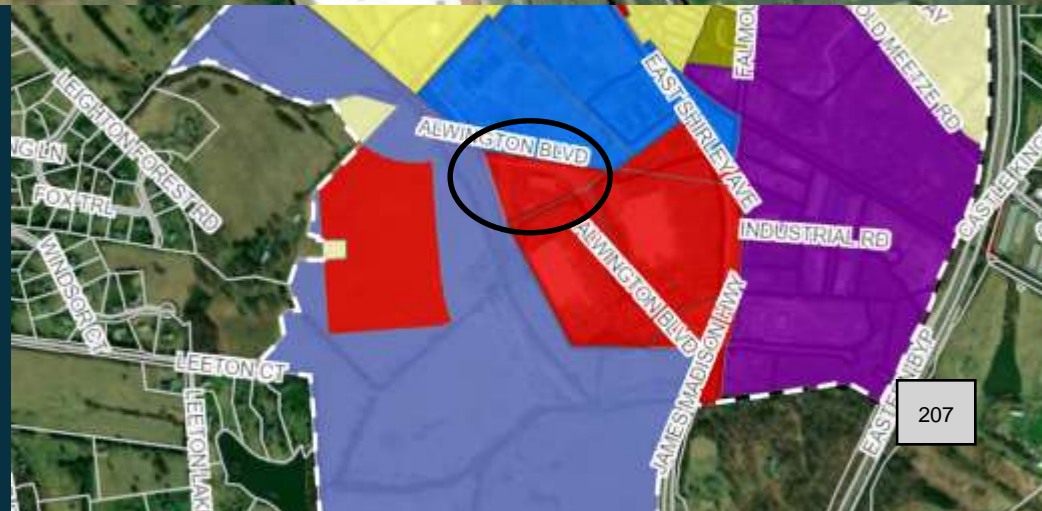
# Specific Parcels

Item 2.

Red  
Existing  
Appleton  
Campbell  
Building

County Zoned  
Commercial

Town Zoned  
Commercial



# Specific Parcels

Item 2.

Red  
Existing  
Appleton  
Campbell  
Building

County Zone  
Commercial

Town Zoned  
Commercial





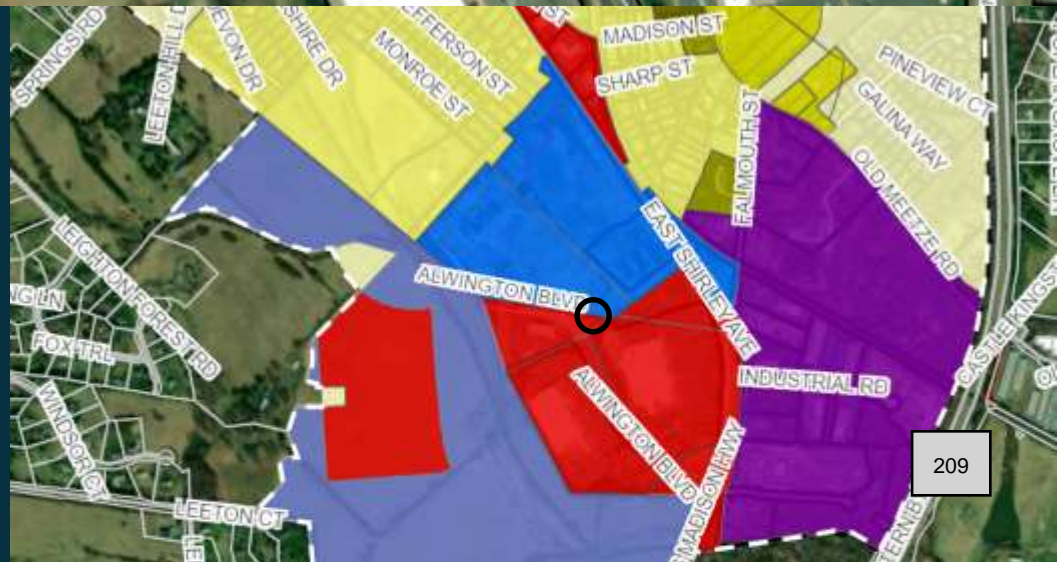
# Specific Parcels

Item 2.

Red  
Fauquier  
County Public  
Schools

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Item 2.

Red  
Fauquier  
County Public  
Schools

County Zoned  
Commercial

Town Zoned  
Commercial



*Item 2.*



# Specific Parcels

Item 2.

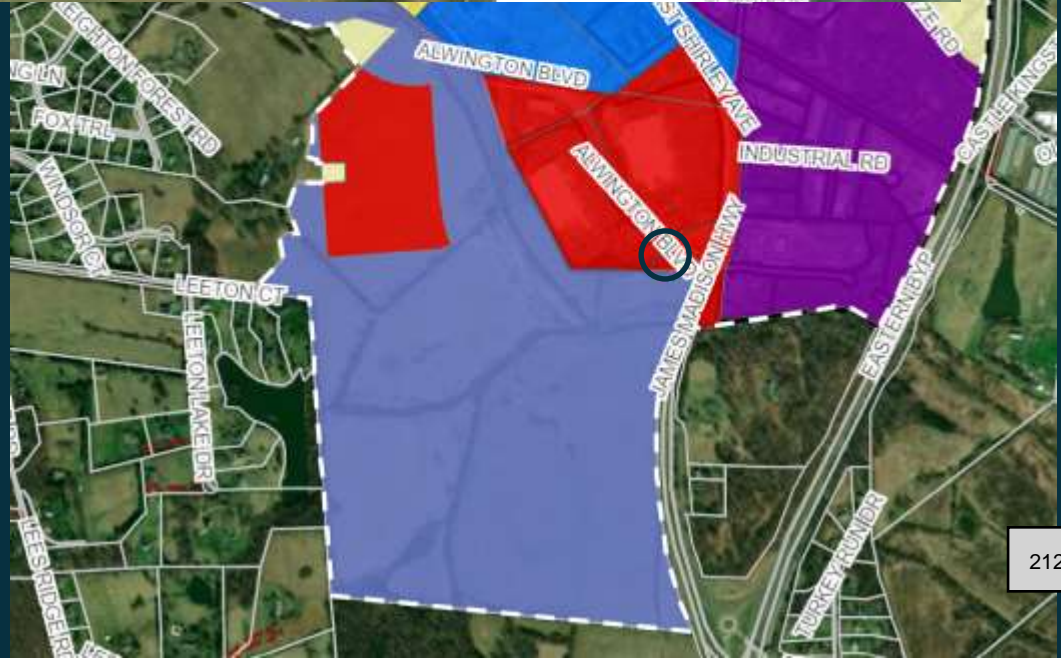


Red

Home Depot

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Item 2.

Red  
Home Depot

County Zoned  
Commercial

Town Zoned  
Commercial



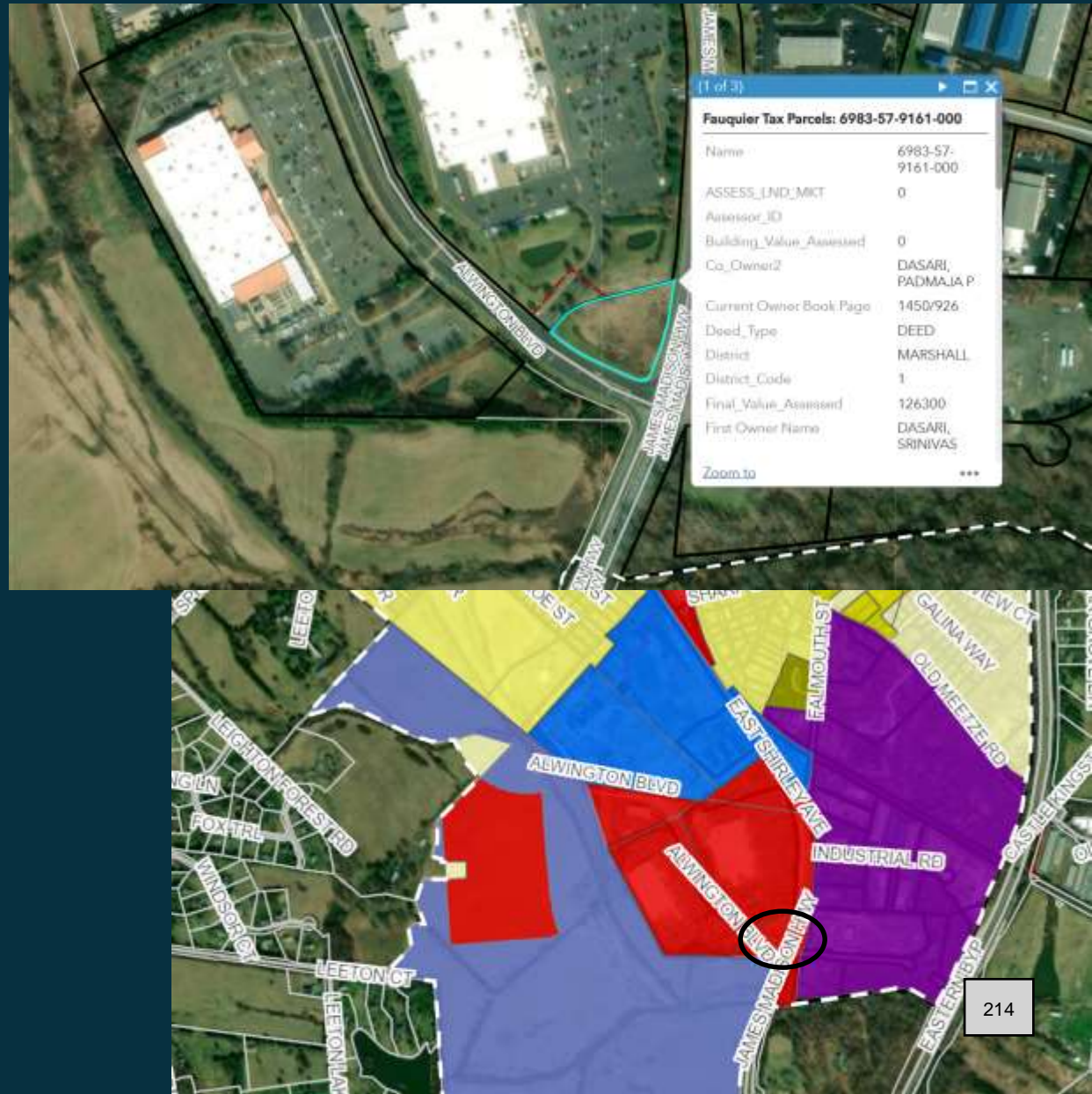
# Specific Parcels

Item 2.

Red  
Vacant lot

County Zoned  
Commercial

Town Zoned  
Commercial





# Specific Parcels

Item 2.

Red

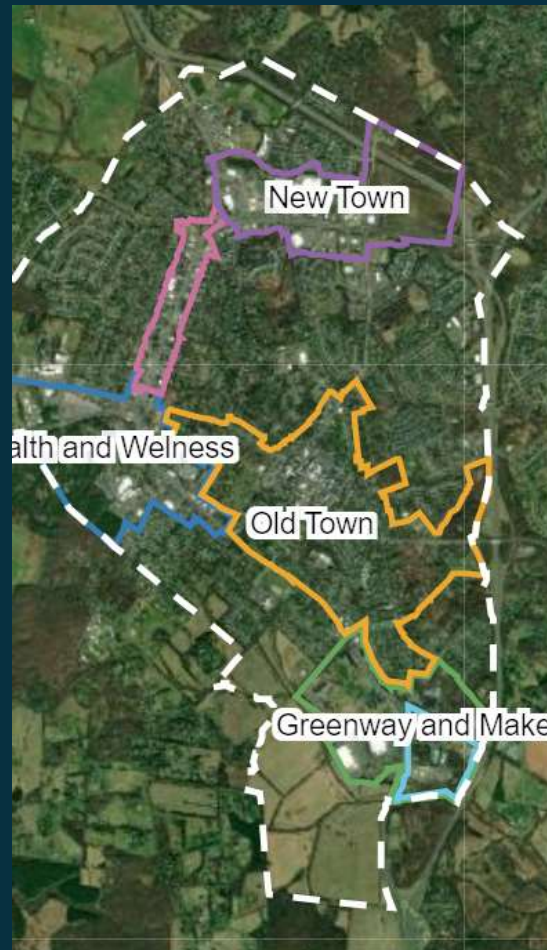
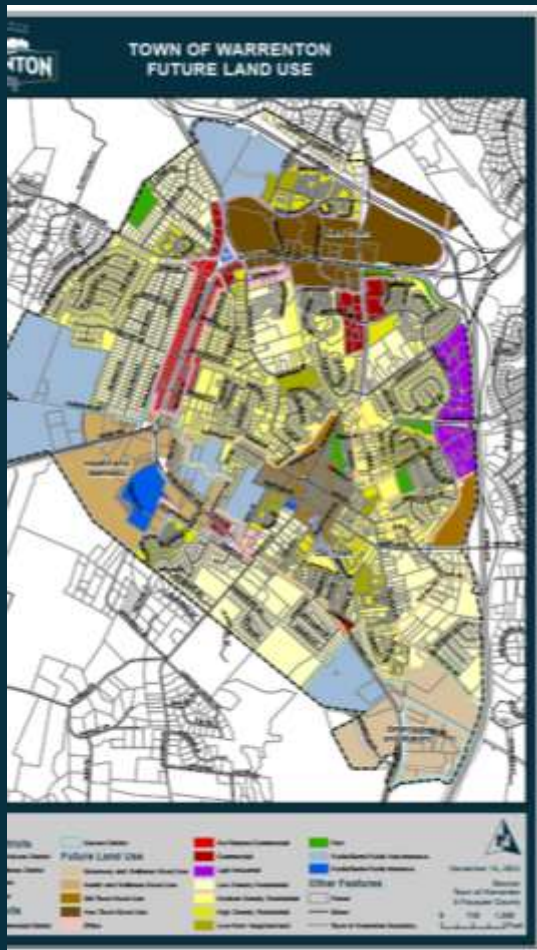
Vacant lot

County Zoned  
Commercial

Town Zoned  
Commercial



# Town Policies – Plan Warrenton 2040



- Extending the Greenway and Makers Character District
- Create a new UDA and/or Character District
- Simply assign Future Land Use Map designations that are consistent with the land use.

# Next Steps

- Hold a Work Session



**WALSH COLUCCI  
LUBELEY & WALSH PC**

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

November 10, 2025

**Via E-Mail**

Ms. Denise Harris  
Planning Manager  
Warrenton Department of Community Development  
21 Main Street  
Warrenton, Virginia 20186

Re: The Home Depot and the Rezoning of Annexed Land

Dear Denise:

As you know, we represent The Home Depot at 267 Alwington Boulevard in the Town. It has received your letter regarding the future zoning of lands that we annexed pursuant to the Voluntary Settlement Agreement with Fauquier County and the Order of the Special Court dated April 24, 2025. The Home Depot understands that the Town wishes to know what the Company's preference is for the zoning of its small triangular parcel of roughly 0.7361 acres at the eastern end of Alwington, which was included in the annexation. (Both that parcel and the main parcel on which The Home Depot store is located bear the same GPIN of 6983-57-1258-000).

I know you are well aware that Article 2-5.3 of the Town's Zoning Ordinance provides that "any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation." This small parcel was zoned Commercial Neighborhood by the County years ago, and would fall under this Ordinance provision.

The Home Depot respectfully requests that the Town Council zone the Parcel to the Town's C (Commercial) District when it undertakes the zoning of the annexed properties at the conclusion of the planning process that has now commenced. This would self-evidently be a continuation of the commercial zoning of land owned by a major business that is already a Town resident and taxpayer.

**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

I have no doubt that this request will be shared with the Planning Commission and Town Council.

As always, we thank you for your kind assistance.

Sincerely yours,

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



John H. Foote

JHF/jf

cc: John Chescavage, Esq.  
Deatra Hines-Bey  
Nick Cumings, Esq.  
Andrew Painter, Esq.





Community Development  
Department

## **STAFF REPORT**

<b>Commission Meeting Date:</b>	November 18, 2025
<b>Agenda Title:</b>	2025 Annexation Properties
<b>Requested Action:</b>	Hold a Work Session
<b>Decision Deadline:</b>	May 31, 2026
<b>Staff Lead:</b>	Denise Harris, Planning Manager

### **EXECUTIVE SUMMARY**

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

### **BACKGROUND**

This is the third Planning Commission work session. The first work session introduced the topic. At that time, the Planning Commission requested Van Metre present their adopted development plans at the September work session to learn more specifics about parcels. The Planning Commission also determined it would like to concurrently review the update to the Future Land Use Map with the zoning classifications.

At the September 26, 2025, work session, Van Metre presented to the Planning Commission. They requested the southern half acre R-15 parcel surrounded by commercial zoning be zoned commercial. Van Metre did not state a preference in zoning for the northern R-15 parcel as it would remain in open space; however, it would make sense to consider the PRD zoning to be consistent with the remainder of the development.

On September 19, 2025, Home Depot's attorney submitted a letter indicating the desire to remain commercial. The owner of Appleton Campell has also stated verbally the desire to remain commercial. The Fauquier County School Board, nor the property owner of the parcel at the northwest intersection of the Alwington Blvd and James Madison Highway have been in contact with staff. All property owners have been notified by mail about the Planning Commission work sessions before each meeting.

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

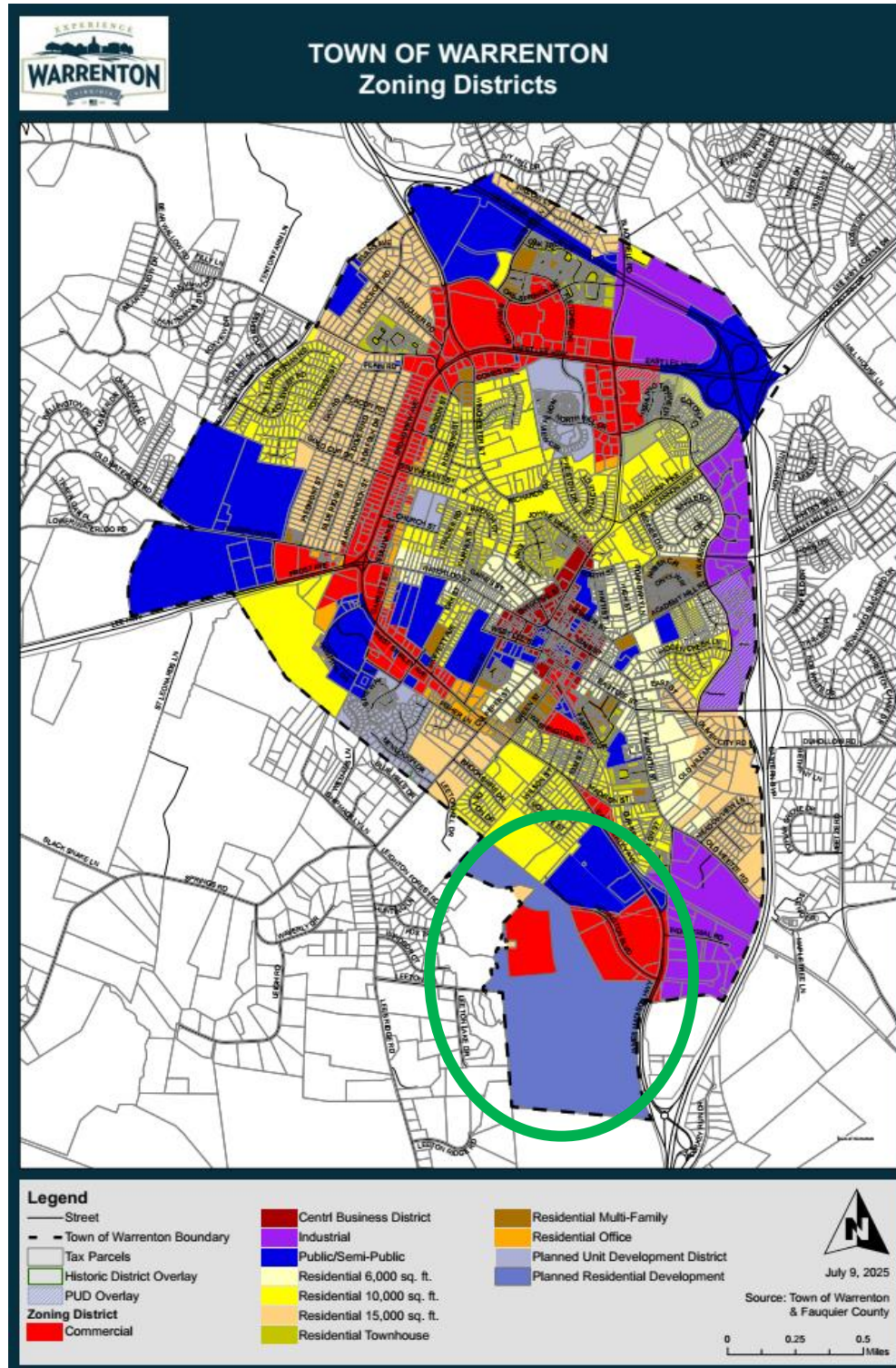
- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in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

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

Name	GPIN	Acres	County Zoning	Town Zoning
<b>Van Metre Homes</b>	6983-46-2435	236.85665	PRD R-1	PRD and Commercial (Per Final Court Order) R-15
<b>Home Depot of MD</b>	6983-57-1258	0.7361	C1	Commercial
<b>Padmaja and Srinivas Dasari</b>	6983-57-9161	1.16	C1	Commercial
<b>Fauquier County Public Schools</b>	6983-48-7973	0.81	C1	Commercial
<b>VABFT, LLC</b>	6983-48-7006	4.31	C-1	Commercial

Please note, parcels that were previously split by the County and Town boundary line (Home Depot and Fauquier County School Board) are now completely located in the Town under a singular GPIN. This may result in split zoning as is the case for the School property. On the next few pages, there are a series of maps providing more detail.

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

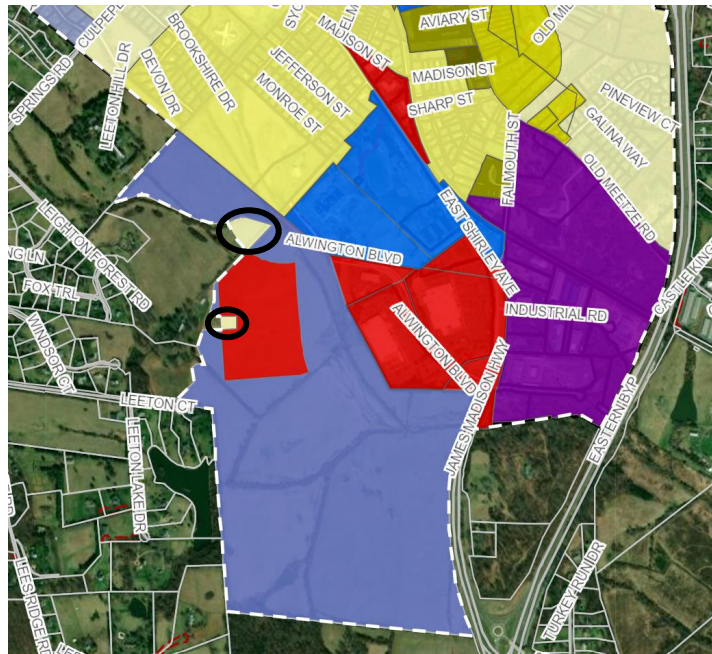




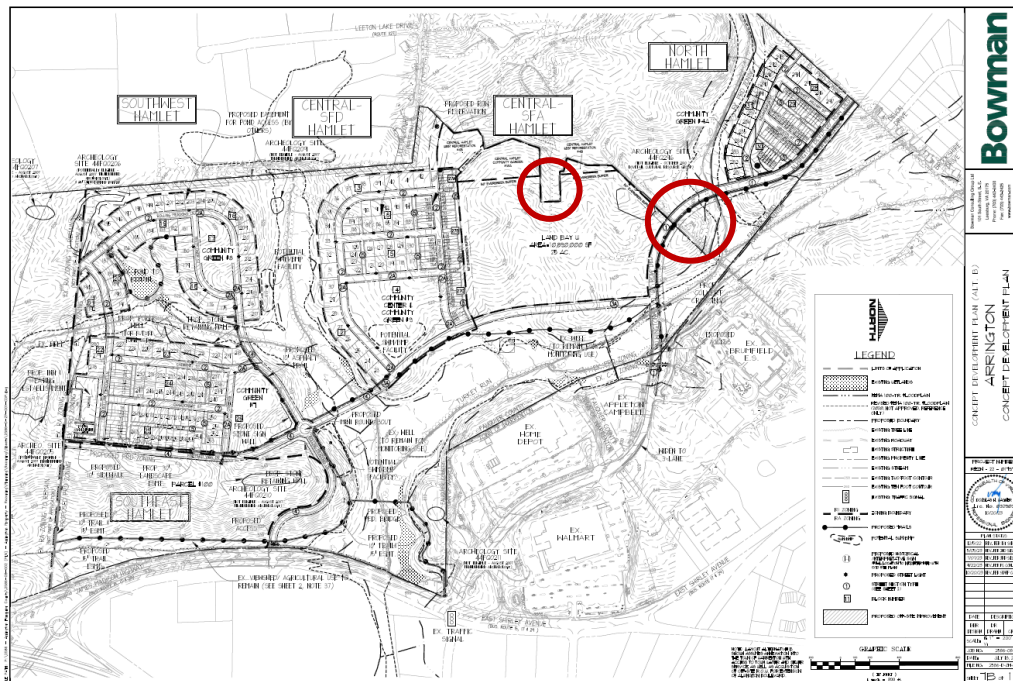
More closely, the parcels are:

Owner: Van Metre

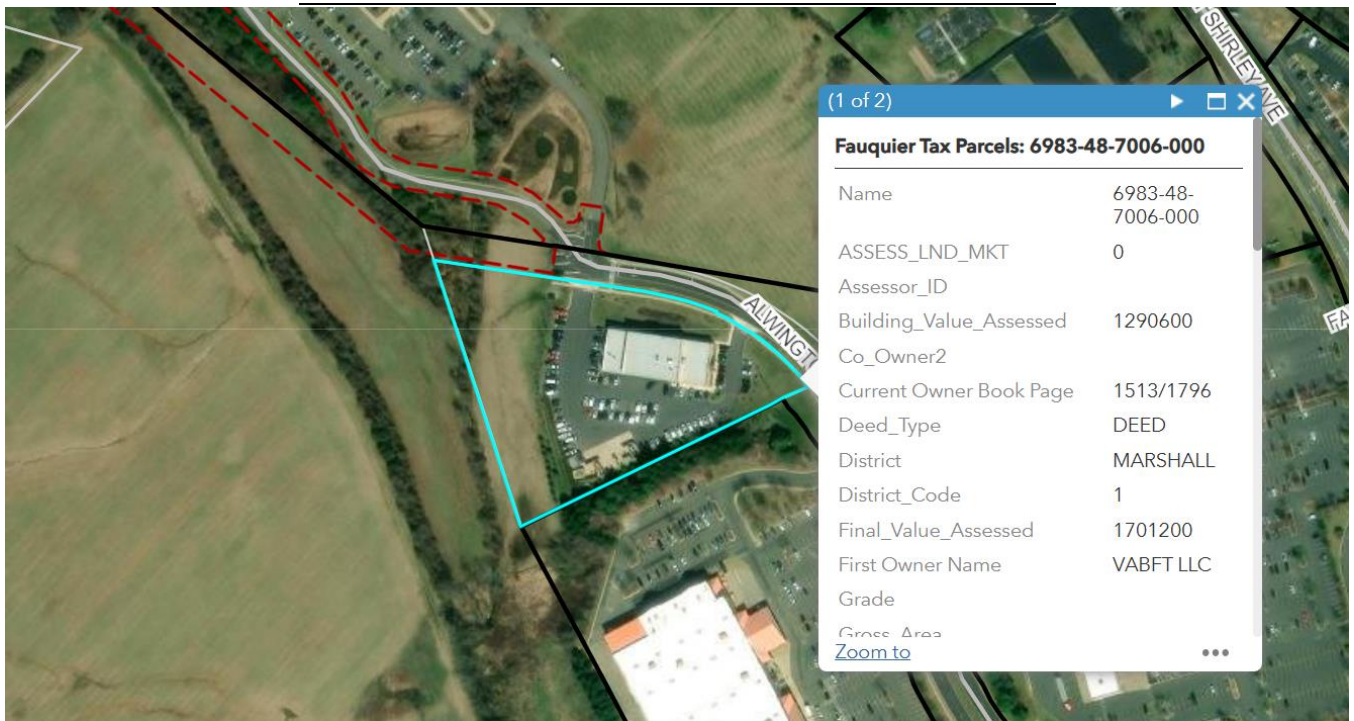
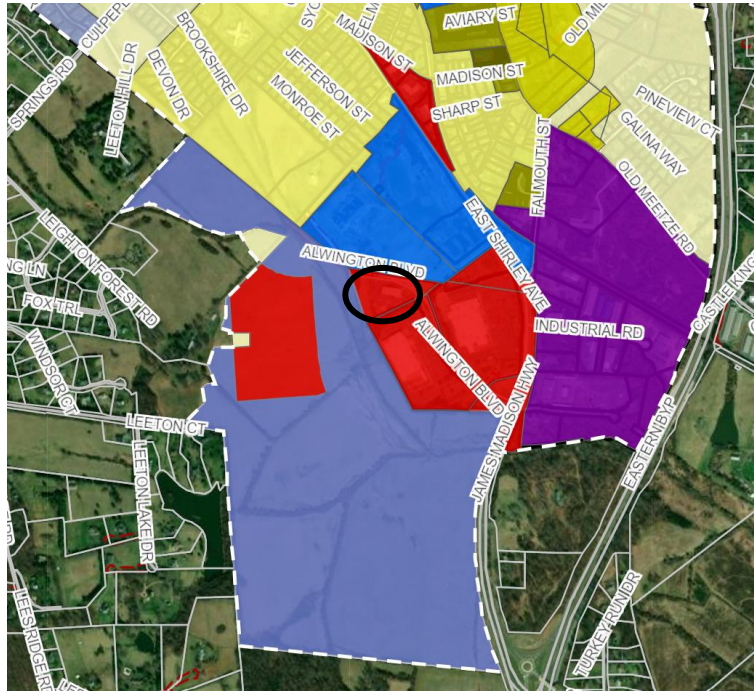
Zoning: R-15 (Residential)



Approved Fauquier County Rezoning; Final Order Concept Development Plan Requirement:

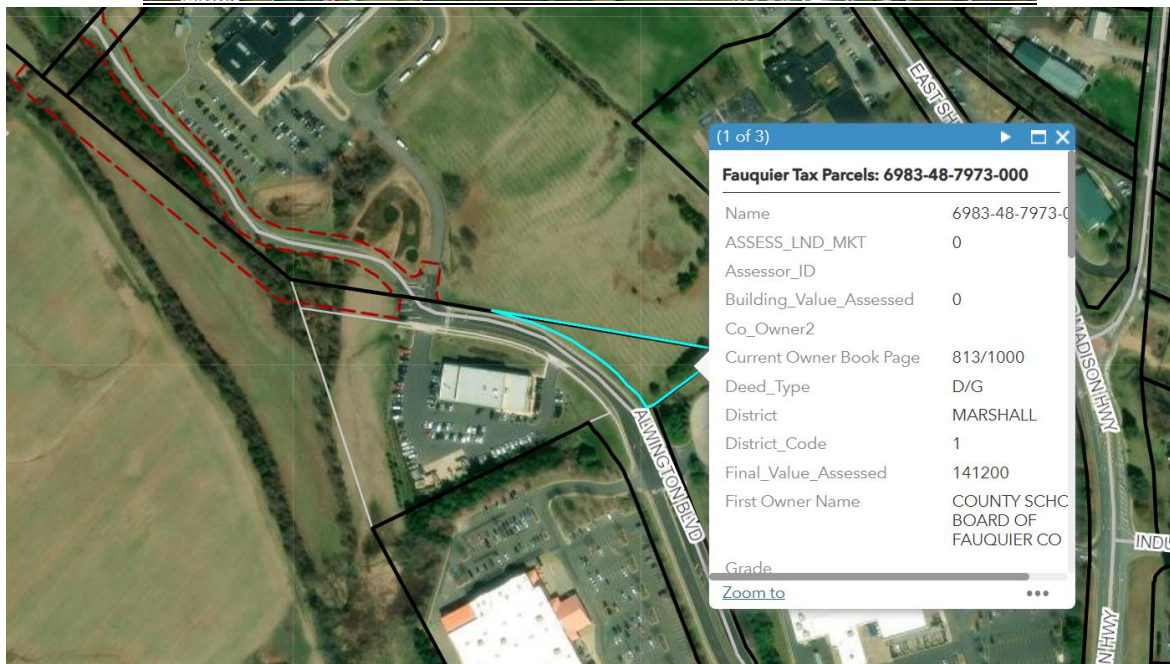
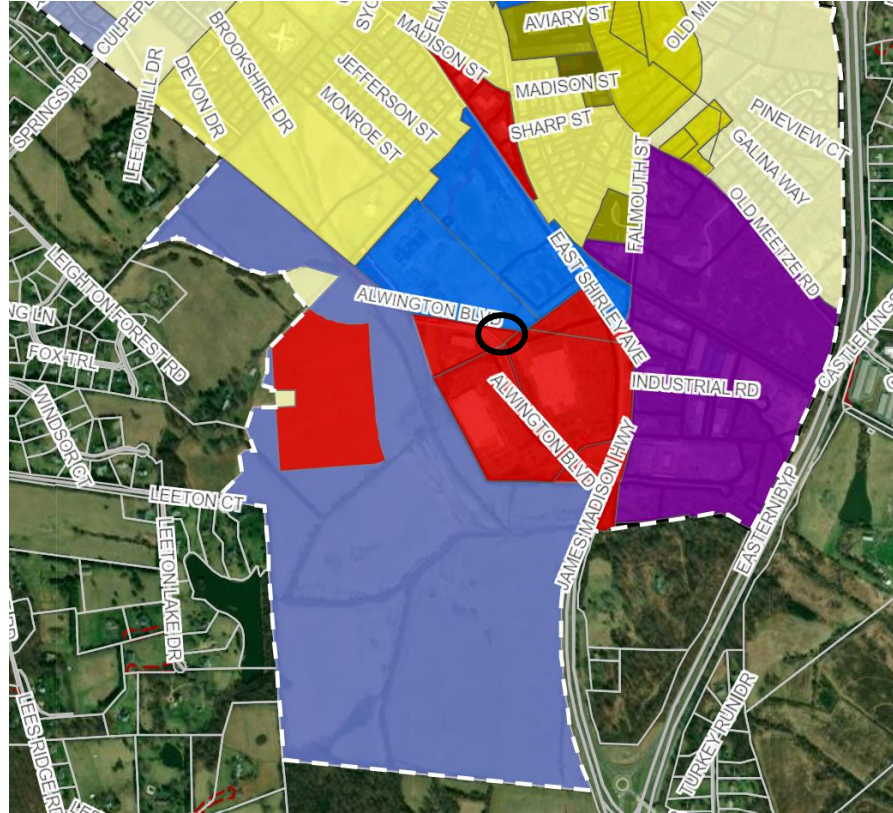


Owner: VABFT, LLC (Appleton Campbell Use)  
Zoning: Commercial



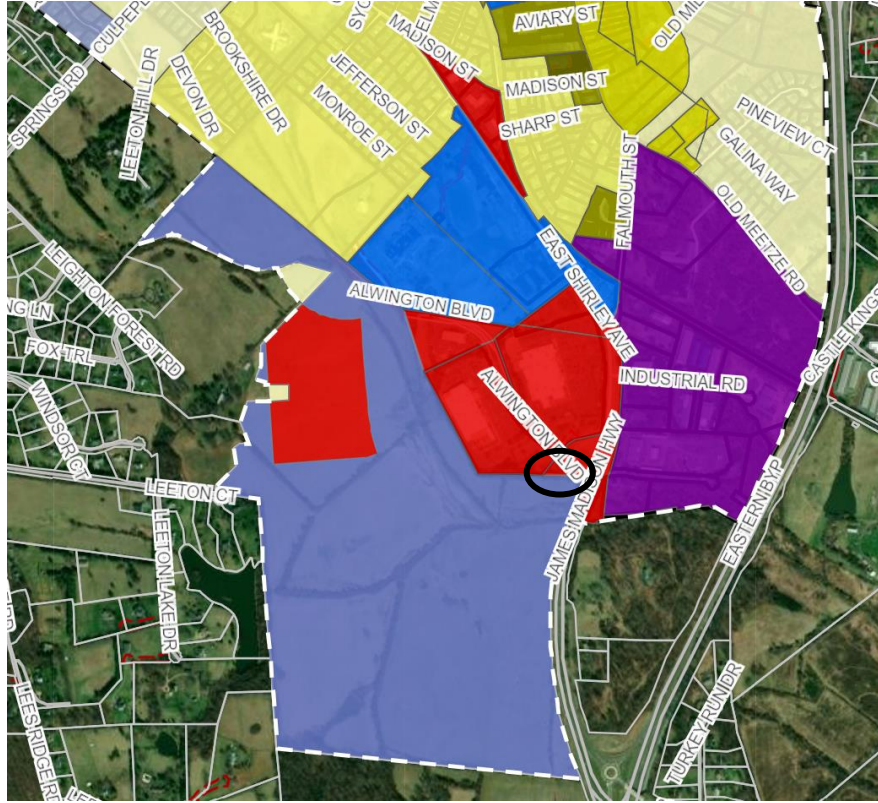


Owner: Fauquier County School Board  
Zoning: Commercial



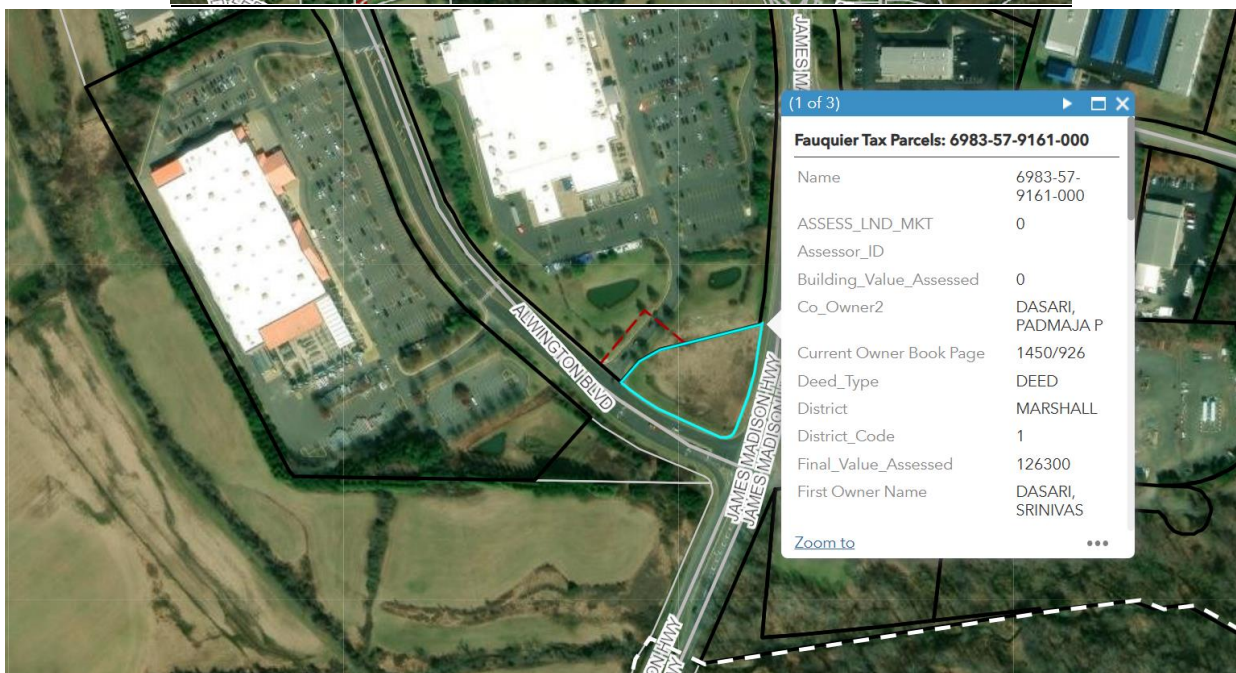
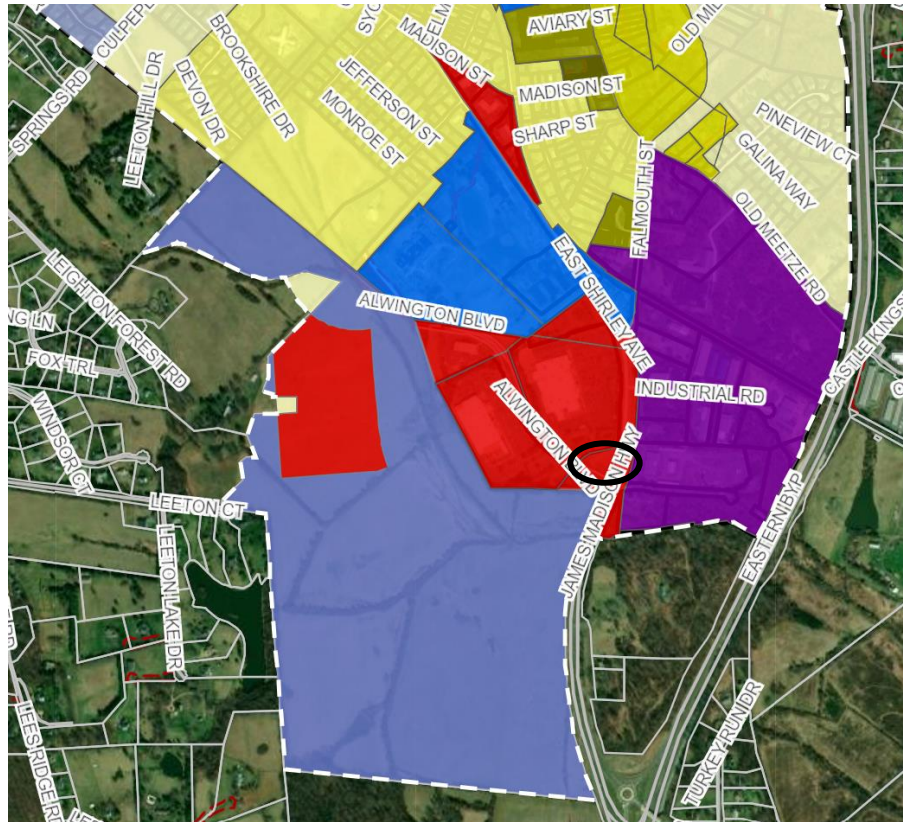


Owner: Home Depot Development of Maryland  
Zoning: Commercial





Owner: Dasari  
Zoning: Commercial



### Future Land Use Map and Comprehensive Plan

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

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

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

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

The adopted goals and policies were:

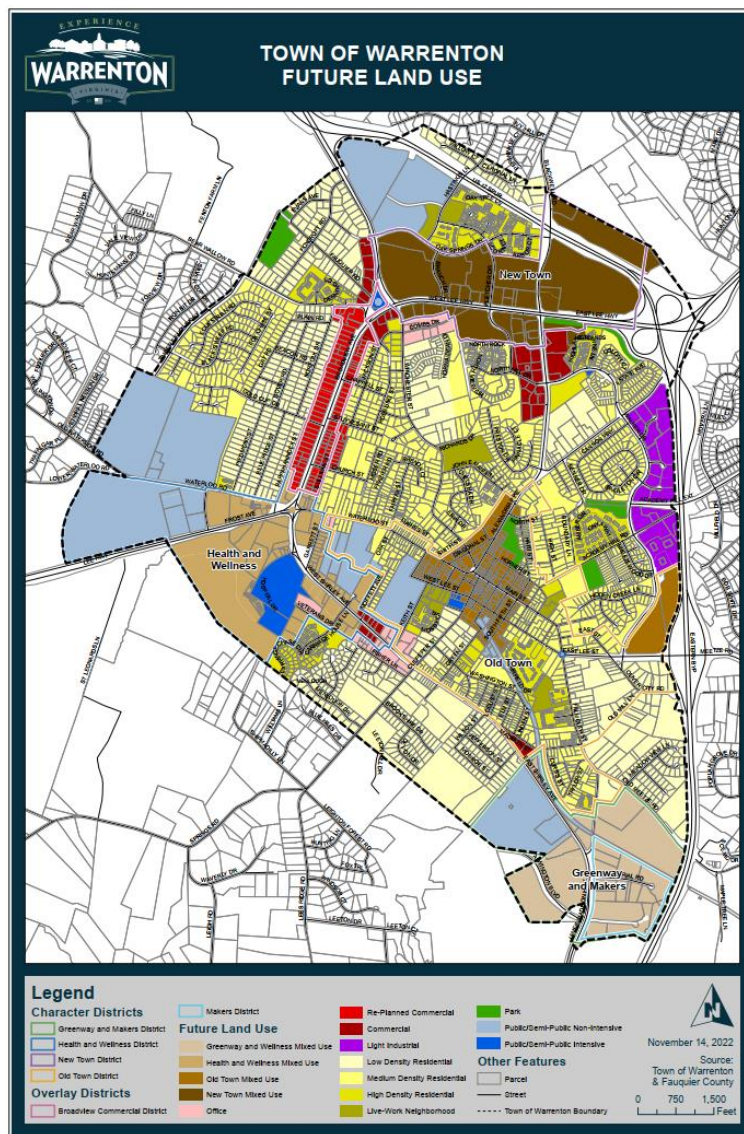
- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian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

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



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

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



## STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a third Work Session.

## ATTACHMENTS

1. Final Order