

ARRINGTON

Community Plan

utilized County Planning Commission and Board of
Supervisor processes to guide Arrington residential
and commercial zoning and locate water, sewer and
transportation stubs to periphery of proposed town
BLA areas 3 and 4

These processes circumvented town Planning Commission and
Town Council

These infrastructure stubs can lead to potential town
expansion through CIA

Overview

overlay

- 217 single-family active adult residential lots
- Developed utilizing Traditional Neighborhood Design (TND) principles
- PRD lots served with public water, provided by the Town of Warrenton and will have a private sewage community collection and treatment system
- Approximately 117 acres (56%) of open space, to include a mix of preserved natural open space and developed passive recreation areas

- **Started as a County project in the service district**
 - **Served by Town water and on-site sewer treatment plant**
 - **Emphasis on preservation of natural open spaces**
 - **Minimal impact on Town infrastructure**

Emphasis on protection of southern gateway ridgeline.

- Southern half of the property zoned Rural Agriculture (RA)
- Planned to be subdivided into nine lots ranging in size from 1.97 acres to 3.57 acres
- One residue lot of 194.91 acres
- RA residue lot will be subject to Perpetual Conservation Easement and Non-Common Open Space Easement requirements.
- Southern Gateway ridgeline protected

Warrenton Southern Gateway protected

2015 Town Water connections



- Restoration of the pre-2015 Warrenton Service District boundary
- Not being requested to support any additional density with Arrington (per applicant)
- Allows redesign of the wastewater treatment facility / larger dispersal field
- Coordination meeting was held with Applicant / Town / County Staff prior to this meeting
- Planning Commission postpones action for sixty days

What is discussed at coordination meeting?

Who initiated meeting?

Did this meeting encourage subsequent rezoning?

- Applicant / Town Manager / Comm Dev staff meet Dec 9, 2021 / Jan 14, 2022
- January meeting, Planning Commission voted to recommend COMA approval
- Applicant states "will continue to work with Town to ensure all parties' concerns are met"
- February meeting, BOS voted to approve COMA and filing of out of turn rezoning*

*normally Jun1 & Dec 1

What is extent of "all parties' concern?

**Is applicant now actively working with
Town?**

Arrington COMA-21-016092



Two significant changes from what was approved in 2015 with REZN-15-003477.

1 - remove the requirement that all of the units be age restricted.

2 - three development scenarios

Base Development, Alternative A and Alternative B.

- Base Development scenario, 217 lots generally consistent with the 2015 approval.

- Alternative A has 315 lots*

- Alternative B has 377 lots*

*A and B are subject to the property being incorporated into the Town of Warrenton and town being willing and able to provide water and sewer services (also includes stubs)

Arrington REZN-22-017978

Fauquier County Planning Commission

Recommends Denial

1 - remove the requirement that all of the units be age restricted.

2 - three development scenarios

Base Development, Alternative A and Alternative B.

- Base Development scenario, 217 lots generally consistent with the 2015 approval.

- Alternative A has 315 lots *(now includes 25 acres zoned to the Town's Commercial district)**

- Alternative B has 377 lots *(now includes 25 acres zoned to the Town's Commercial district)**

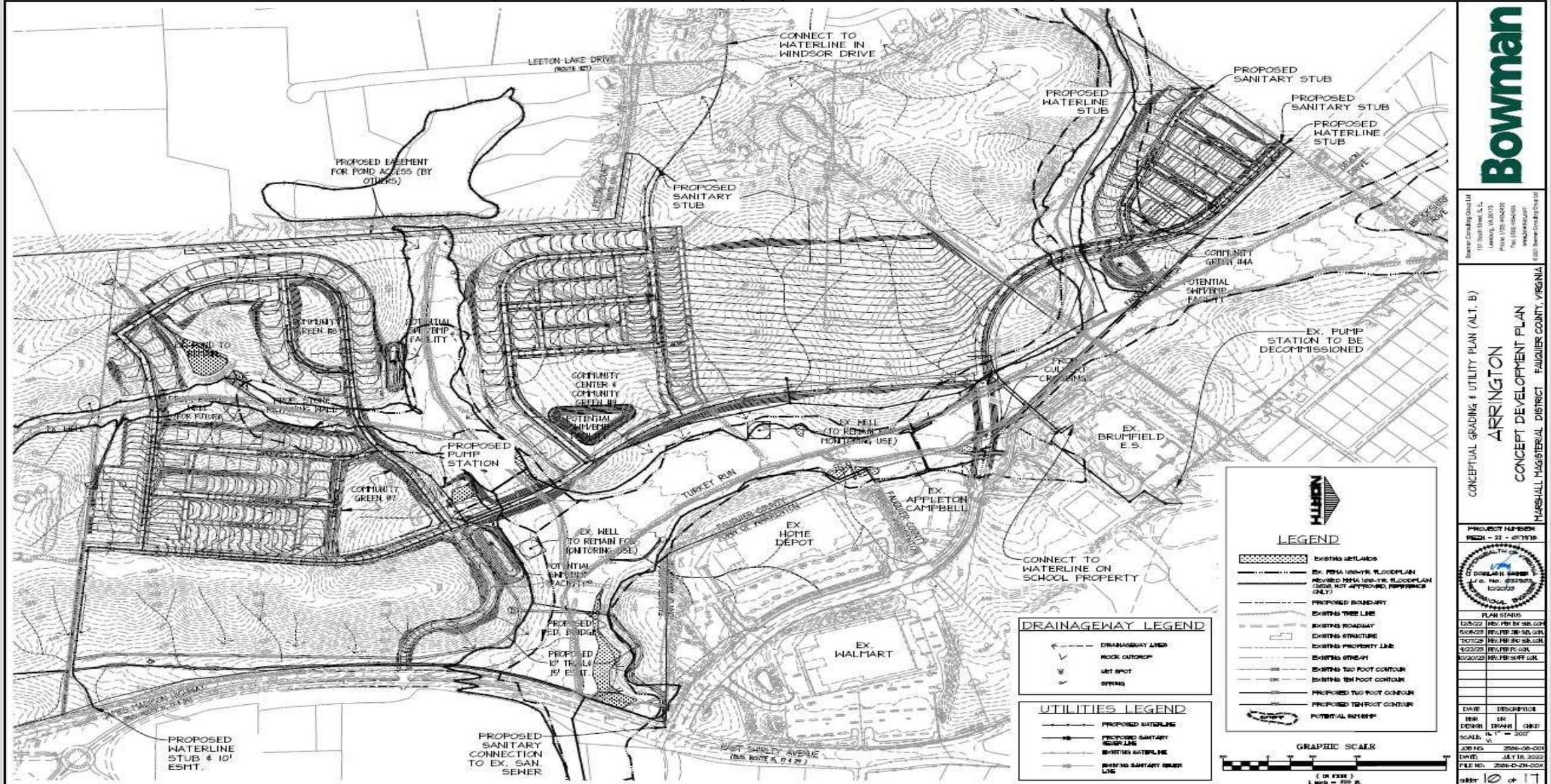
*A and B are subject to the property being incorporated into the Town of Warrenton and town being willing and able to provide water and sewer services (includes infrastructure stubs)

Arrington REZN-22-017978

Fauquier County Board of Supervisors

Approved

November 2023 FC/BOS Utilities Plan B (rev Sep/Oct 23)



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CONCEPTUAL GRADING & UTILITY PLAN (ALT. B)
ARRINGTON
 CONCEPT DEVELOPMENT PLAN
 MARSHALL MASTERPLAN DISTRICT, FAULKNER COUNTY, VIRGINIA

PROJECT NUMBER
 P2324 - 22 - 07/19/18



PLAN STAMP

1/26/22	REV. PER TR. 2022-06-01
6/16/22	REV. PER TR. 2022-06-01
7/15/22	REV. PER TR. 2022-06-01
8/22/22	REV. PER TR. 2022-06-01
10/20/22	REV. PER TR. 2022-06-01

DATE	DESCRIPTION
REV. TR.	TR. 2022-06-01
DESIGN	DESIGN
SCALE:	1/4" = 200'
DATE:	2022-06-01
DATE:	JULY 18, 2022
FILE NO.:	2206-01-004
Sheet	10 of 17

LEGEND

- Existing setbacks
- EX. FEMA 500-DR. FLOODPLAIN (BASED ON FEMA 500-DR. FLOODPLAIN (DATA NOT APPROVED, REFERENCE ONLY))
- PROPOSED BOUNDARY
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 20' FOOT CONTOUR
- EXISTING 10' FOOT CONTOUR
- PROPOSED 20' FOOT CONTOUR
- PROPOSED 10' FOOT CONTOUR
- POTENTIAL SHIPWRECK

DRAINAGEWAY LEGEND

- DRAINAGEWAY LINE
- ROCK OUTCROP
- SET SPOT
- SPRING

UTILITIES LEGEND

- PROPOSED WATERLINE
- PROPOSED SANITARY MAIN LINE
- EXISTING WATERLINE
- EXISTING SANITARY MAIN LINE

GRAPHIC SCALE
 0 100 200 FT.
 (1" = 200')

So What Changed??

Why was CDP revised to include commercial and transportation realignment

PROJECT NUMBER REZN - 22 - 017978	
	
PLAN STATUS	
12/5/22	REV. PER 1ST SUB. COM.
5/05/23	REV. PER 2ND SUB. COM.
7/01/23	REV. PER 3RD SUB. COM.
9/22/23	REV. PER PC COM.
10/20/23	REV. PER STAFF COM.

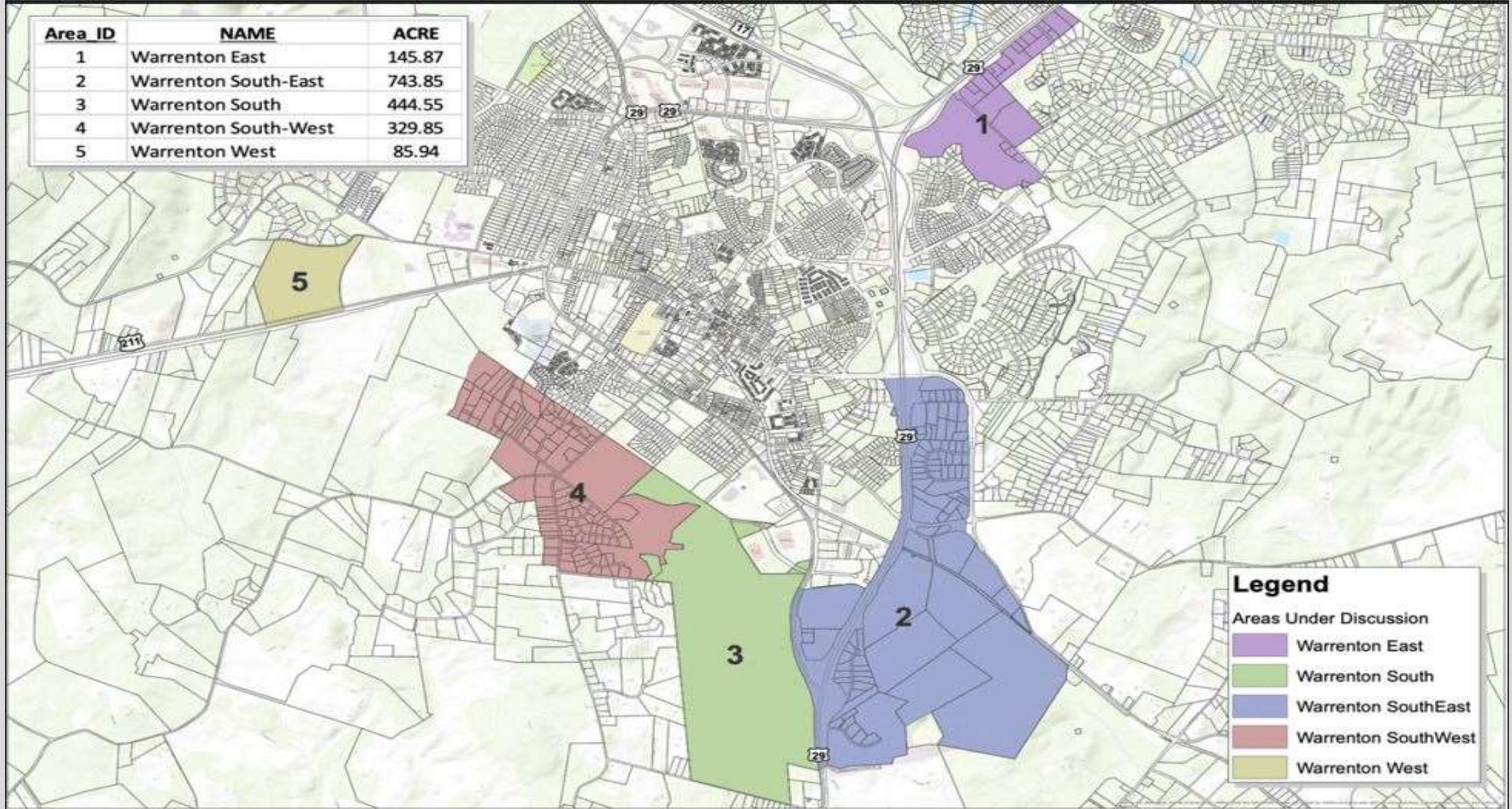
Comm Dev staff	
Jan 2022	Applicants met with Warrenton Town Manager/ Comm Dev staff
Jan 2022	FC/PC recommends approval of COMA-21-016092
Feb 2022	FC/BOS Approves COMA-21-016092
Aug 2023	FC/PC recommends Denial of REZN-22-017978
Sep 2023	Hamby, McGuire, McDaniel, K Carter Meeting / CDP Revised
Oct 2023	CDP revised again (final revision for BOS November meeting)
Nov 2023	FC/BOS Approves REZN-22-017978
Dec 2023	VSA Process Commences
Dec 2024	VSA Approved, Town adopts PRD Zoned development no PC/TC review

Arrington Timeline

2021 - 2023

Warrenton proposed Boundary Line Adjustment (1,519 acres Zone 2,3,4)

Area ID	NAME	ACRE
1	Warrenton East	145.87
2	Warrenton South-East	743.85
3	Warrenton South	444.55
4	Warrenton South-West	329.85
5	Warrenton West	85.94



Emphasis on VDOT / Fauquier County Scoping meeting Site Location and Study Area

The proposed development is in Fauquier County, Virginia and located at the western side of James Madison Highway (U.S. Route 17/29/15), south of Alwington Boulevard and north of Lovers Lane in Fauquier County, Virginia

Per the scoping meeting with VDOT and Fauquier County, conditions at six (6) existing intersections were assessed for future impact

(same TIA is included in Staff Report for Aug / Nov 2023 FC PC & BOS meetings, no changes made for commercial zoning)

Arrington
TIA

meeting

Emphasis on unknown commercial development impact

The Applicants' Transportation Impact Analysis (TIA) has not been updated to include an evaluation of the potential commercial development in the unplanned land bay shown in Alternative A and Alternative B.

It is unknown how many trips the commercial development will add. Therefore, it is possible, should either Alternative A or Alternative B be developed, that there will be unknown transportation impacts which do not have mitigation measures proposed

Arrington

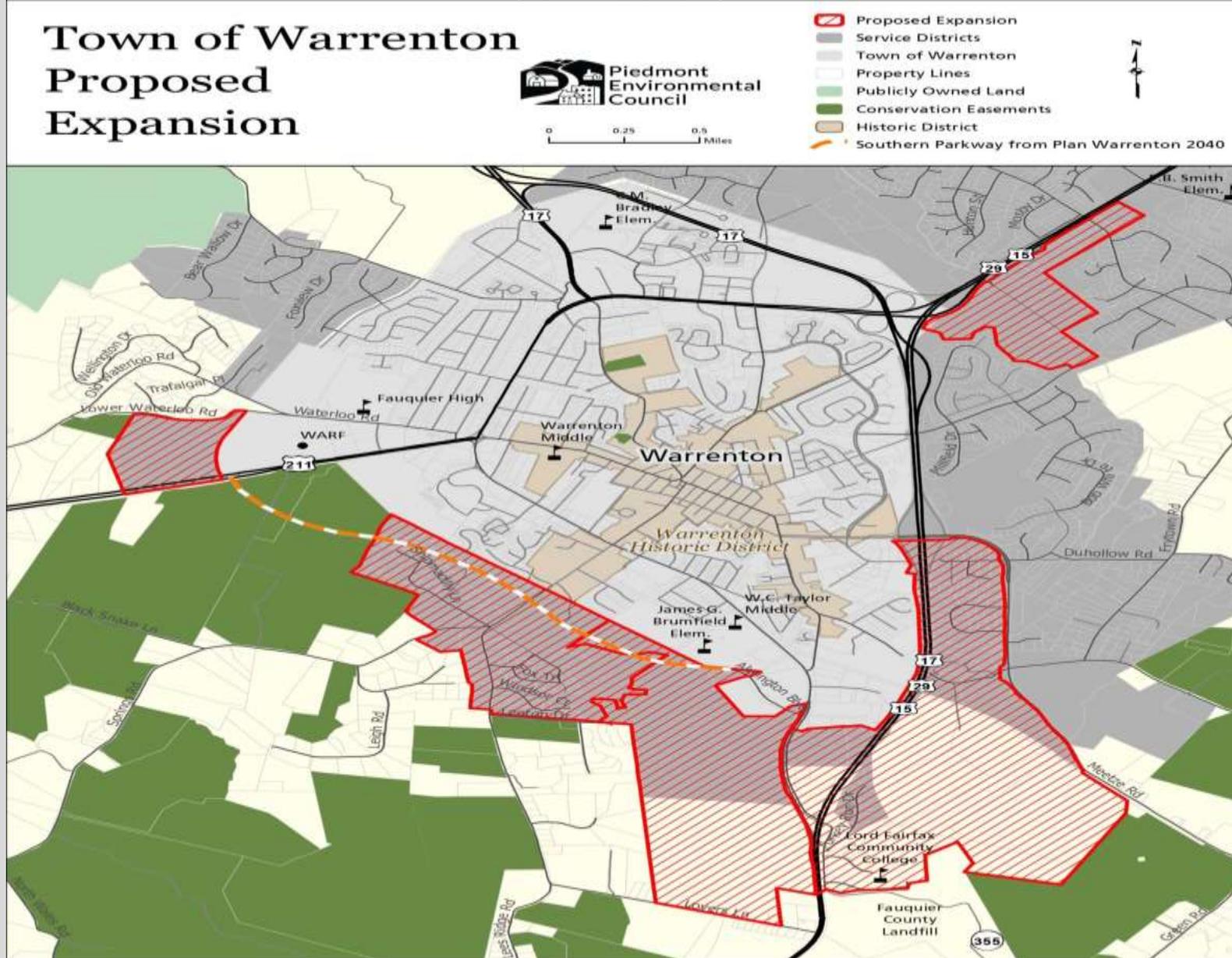
TIA

Intersections studied and Direction of Approach



Southern Bypass

Referenced in Comp Plan 2040 as a proposed project Main Arterial, (photo used with permission)



- Since 2021 Arrington project has been counseled by town staff and Plan Warrenton 2040
- 2022 Rezoning increased water, sewer and transportation stubs to periphery of town boundary with SD
- Water, sewer and road stubs align with town boundary expansion Areas 2 & 4 and Southern Bypass
- 2022 RZN created approved commercial site not studied by TIA
- Arrington approval by BOS (coupled with VSA) bypassed town public hearing process
- Arrington approval (coupled with VSA) obligated town to adopt / administer PDR zoning

Conclusion