

ARRINGTON

Community Plan



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



Public Process

Comprehensive Plan Amendment

Comprehensive Plan Amendment (COMA-21-016092)

- ☐ Sept. 20, 2021 Filed
- ☐ Nov. 18, 2021 **PC Public Hearing**
- ☐ Dec.9, 2021 Applicant Meeting with Town and County Staff
- ☐ Jan. 14, 2022 Applicant Meeting with Town and County Staff
- ☐ Jan. 20, 2022 **PC Public Hearing**/Unanimously Recommends Approval
- ☐ Feb. 10, 2022 **BOS Public Hearing**/Approval (4-0-1)

Staff Report - “the portion of the property being added back into the Service District will not be used for residential development, the goal of protecting both the ridgeline and southern entrance to the Town of Warrenton will be maintained; thus still meeting a main objective of the 2015 Comprehensive Plan Amendment.”

Public Process

Comprehensive Plan Amendment



PUBLIC HEARING ITEM #6

Comprehensive Plan Amendment COMA-21-016092 - Arrington - An Application to Add Approximately 27.9 Acres to the Warrenton Service District, Changing the Land Use from Rural to Open Space/Park (PIN 6983-44-5875-000, Marshall District).

On November 18, 2021, the Planning Commission voted 3-2 to postpone action for 60 days to allow the Town of Warrenton opportunity to comment on this application and according to the staff report the Applicants met with Warrenton's Town Manager and Planning Manager on December 9, 2021 and thus far no comments have been received from the Town of Warrenton.

CFFC not only supports this Comprehensive Plan Amendment for Arrington but feels the Planned Residential District (PRD) and the Code of Development (COD) represent some of the best work the County has done to date. We commend the staff and all those who worked to make this happen. It should be noted that the Town doesn't have anything similar to the County's PRD program nor does it have the staff to produce such a comprehensive COD.

Public Process

Rezoning Application

Zoning Amendment (REZN 22-01798)

- ☐ July 25, 2022 Submittal 1
- ☐ Sept. 14, 2022 Received Agency Review Comments
(Includes VDOT & Town)
- ☐ Sept. 22, 2022 **CFFC/PEC Presentation**
- ☐ Dec. 27, 2022 Submittal 2
- ☐ Mar. 23, 2023 Received Agency Review Comments
- ☐ May 12, 2023 Submittal 3
- ☐ June 23, 2023 Received Agency Review Comments
(Includes VDOT & Town)
- ☐ June 15, 2023 **PC Briefing**
- ☐ July 7, 2023 Submittal 4
- ☐ July 14, 2023 **Meet with CFFC Representative**

Public Process

Rezoning Application

Zoning Amendment (REZN 22-01798)

- ☐ Aug. 17, 2023 **PC Public Hearing**
- ☐ Sept. 13, 2023 Meeting with County & Town Representatives
- ☐ Sept. 26, 2023 Submittal 5
- ☐ Oct. 18, 2023 Received Agency Review Comments (Includes VDOT & Town)
- ☐ Oct. 23, 2023 Submittal 6
- ☐ Nov. 9, 2023 **BOS Public Hearing/Approval (4-0-1)**

- Mr. Bob Lee, Planning Commissioner, commended the developer for responsibly addressing Planning Commission concerns and said the application has gotten consistently better.
- Mr. Ken Alm, representing Piedmont Environmental Council, spoke in favor of the application.
- Mr. Robert Litzinger, Marshall District, asked that the waste treatment facility be carefully addressed when considering this proposal.

Public Process

Annexation/BLA Request

Annexation/Boundary Line Adjustment

- ❑ Dec. 12, 2023 **Town Council** – Support for Citizen Initiated BLA (Approved 5-2)
- ❑ Mar. 12, 2024 **Town Council** – Support Town/County VSA (Approved 7-0)
- ❑ Mar. 14, 2024 **County BOS** - Support Town/County VSA (Approved 5-0)
- ❑ Apr. 9, 2024 **Town Council** – VSA Update
- ❑ Apr. 11, 2024 **County BOS** - Support Town/County VSA (Approved 5-0)
- ❑ May 14, 2024 **Town Council** – Support Town/County VSA (Approved 5-0)

Public Process

Annexation/BLA Request

Annexation/Boundary Line Adjustment

- ❑ May 17, 2024 VSA Submitted to Commission on Local Government (COLG)
- ❑ May 21, 2024 **COLG** – VSA Intro/Public Record Est.
- ❑ July 12, 2024 **COLG** – Est. VSA Review Schedule
- ❑ Sept. 16, 2024 **COLG** – Site Visit & **Public Hearing**
- ❑ Sept. 17, 2024 **COLG** – Discussion
- ❑ Nov. 1, 2024 **COLG** – Report Supporting VSA (Approved 4-0-1 absent)
- ❑ Nov. 12, 2024 **Town Council** – Est. Public Hearing
- ❑ Dec. 10, 2024 **Town – Public Hearing** - Approve Ordinance - Town/County VSA (6-1)
- ❑ Dec. 12, 2024 **County – Public Hearing** - Approve Ordinance - Town/County VSA (4-1)

Public Process

Annexation/BLA Request

Annexation/Boundary Line Adjustment

- ❑ Dec 19, 2024 Petition Filed For Affirmation of VSA and Request for the Appointment of 3-Judge Special Court (CL24-655)
- ❑ Jan. 3, 2025 Chief Justice Appoints 3 Judges
- ❑ Jan. 14, 2025 **Town Council** – Presentation by Van Metre at Work Session
- ❑ Jan. 14, 2025 **Town Council Meeting**– No Motions to Reverse Prior Council Approval of Ordinance Adopting VSA
- ❑ Jan. 16, 2025 Van Metre Closes on Arrington Acquisition based on Town Council not Introducing Reconsideration
- ❑ Feb. 2, 2025 Special Court Hearing Date Set

Town of Warrenton/Fauquier County Boundary Line Adjustment Per VSA



Protect Southern Gateway

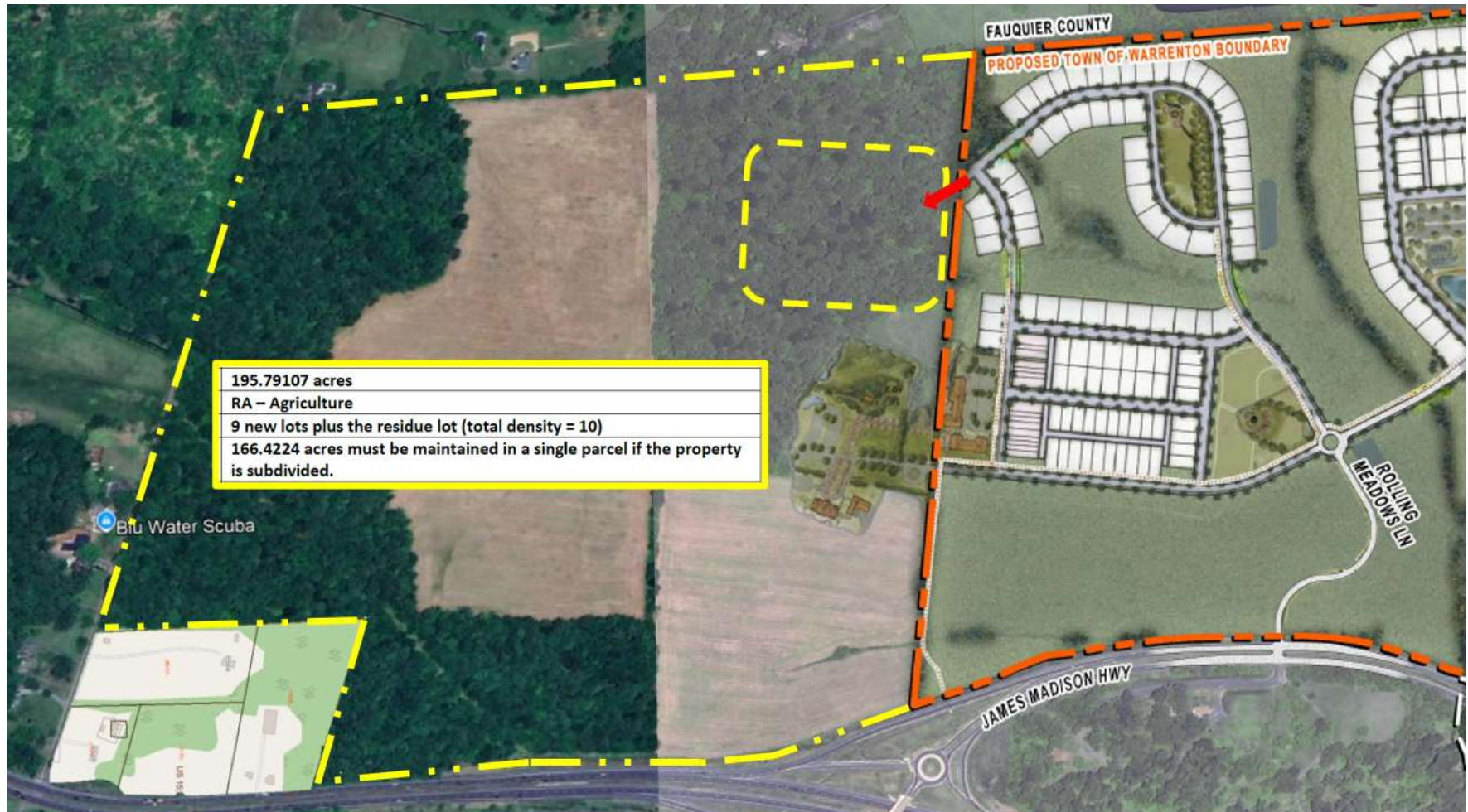
November 2015

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

Protect Southern Gateway



Remaining Arrington Lands RA Zoning – Remains in County

October 17, 2024

Derek DiDonato
Van Metre Companies LLC
9900 Main Street, Suite 500
Fairfax, Virginia 220316

SUBJECT: Subdivision Research Request: Project ID: SUBD 24-022969 PIN: 6983-42-7764-000

Per your request, staff has analyzed the subdivision potential of the above referenced lot under the current zoning regulations, which are subject to change.

Current Lot Size:	195.79107 acres
Zoning	RA – Agriculture
Maximum Number of Lots:	9 new lots plus the residue lot (total density = 10)
Non-Common Open Space Requirement:	166.4224 acres must be maintained in a single parcel if the property is subdivided.
Administrative Division:	An Administrative Division is NOT available to create one new lot.

Please note that this estimate represents the **maximum potential** number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed and on the current zoning and subdivision ordinance, which is subject to change. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could **significantly reduce the number of lots that are actually achievable**. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer, surveyor,

Remaining Arrington Lands

RA Zoning – Remains in County

2015 Rezoning



2023 Rezoning



Southern Gateway Protected

195 Acres – Open Space/Conservation Easements

“protect and maintain open space elements key to entry points into the County seat of Warrenton”

“preserve the farm fields which slope away from Shirley Avenue”

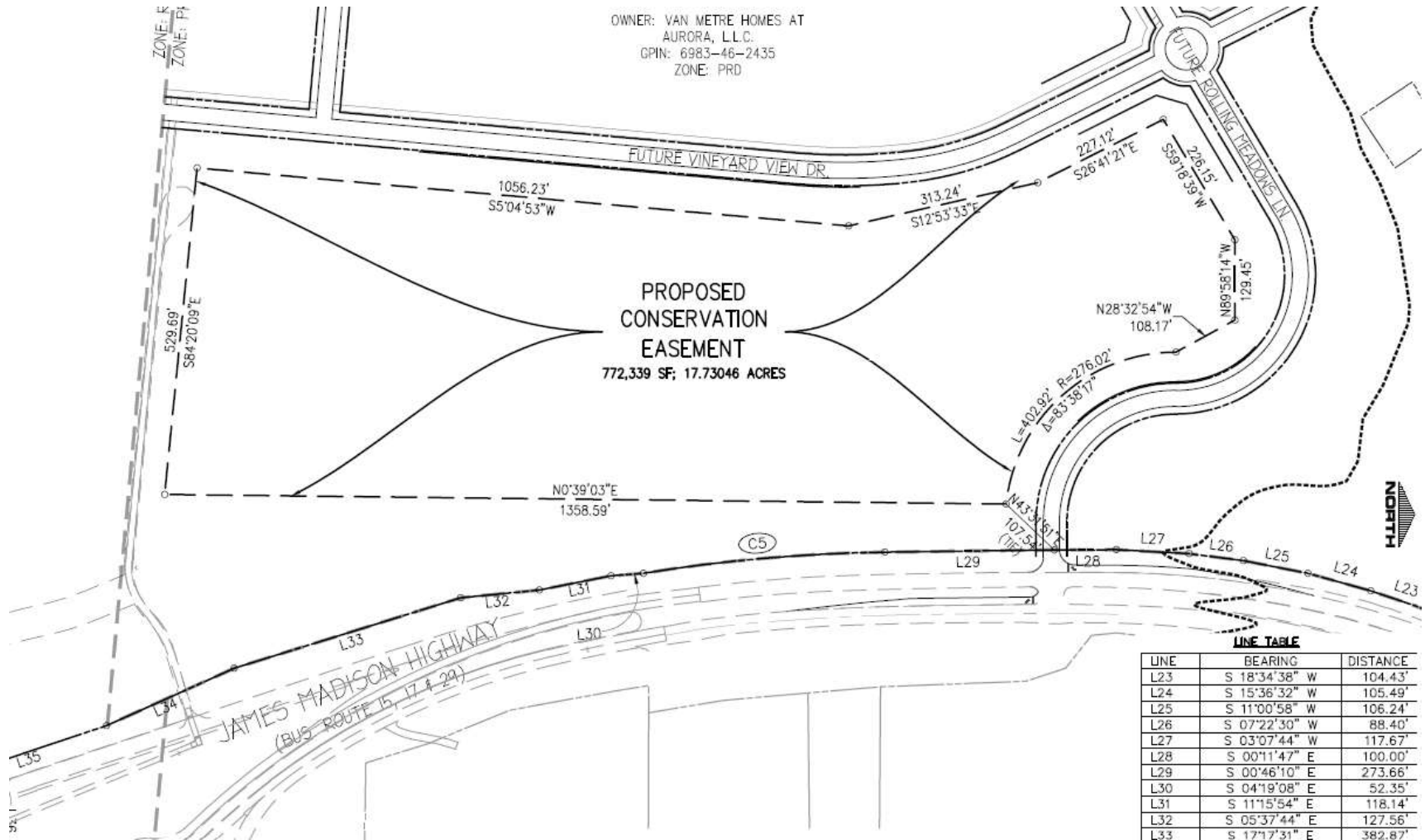


Southern Gateway (Further Protection)

OWNER: VAN METRE HOMES AT
AURORA, L.L.C.
GPN: 6983-46-2435
ZONE: PRD

PROPOSED CONSERVATION EASEMENT

772,339 SF; 17.73046 ACRES



Street & Utility Design



VDOT Street Design Regulations

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

10 HOTEL STREET
WARRENTON, VIRGINIA 20186
(540) 422-8210
FAX (540) 422-8231

AGENCY REVIEW COMMENTS

DATE: September 14, 2022

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

3. Regardless of what is approved with the rezoning, Final engineering drawings will need to meet all applicable VDOT standards per the VDOT Road Design Manual Appendix F, including connectivity, Sight Distance, and Access Management, etc. If any streets are to be maintained by VDOT, they shall be designed in accordance with the RDM Appendix B1 (Subdivision Street Design Guide), SSAR, Connectivity, etc.

VDOT Street Design Regulations



Regulations: Section 120

Access Management Requirements

1. Keep entrances out of the functional area of intersections and away from interchange ramps
2. Share the entrance with adjoining property owner
3. Provide connections to property line for vehicular and pedestrian circulation between land uses
4. Control traffic movements at entrances
5. Comply with spacing standards to separate signals, intersections, median openings, and commercial entrances

Exceptions to the requirements are referenced in the Regulations.

Town of Warrenton - Street Design

Town of Warrenton, Virginia Subdivision Ordinance 8/12/2020

4.2. Streets

- 4.2.1. Streets must connect with existing streets and provide access to adjoining subdivisions. The Town Council may grant a waiver from this requirement for specific locations only if it deems the requirement fails to serve the health, safety, and welfare of the public or conflicts with the Comprehensive Plan.
- 4.2.2. Whenever a future inter-parcel connection is required, a "Future Street Extension Notice – This Street Will Be Extended In The Future" sign shall be placed at the end of the street. If the property is developed in phases, the sign shall be placed at the end of the street as each phase develops. The required

TOWN OF WARRENTON PUBLIC FACILITIES MANUAL

SECTION 700.00 STREET DESIGN CONSTRUCTION

700.01 GENERAL

All streets shall be designed and constructed in accordance with the design standards and criteria of the Town of Warrenton. Where no Town standards or criteria exist, the "Road Design Manual", "Road Designs and Standards", "Entrance Standards" and the "Subdivision Manual of the Virginia Department of Transportation" shall apply. All private streets must be designed and constructed to the minimum VDOT Secondary Street Standards.

Town of Warrenton – Utility Design

TOWN OF WARRENTON PUBLIC FACILITIES MANUAL

201.00 WATER MAIN DESIGN

- G. Water mains in streets to be extended in the future shall be constructed to a two foot (2') minimum beyond the limits of paving.
- H. Water mains shall be looped whenever possible. Fire hydrants shall be provided at the end of all dead end mains.

Permitted Design Modifications

Proffers – Section 1.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.”

Permitted Design Modifications

Voluntary Settlement Agreement – Section 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. **The Town shall have sole responsibility for interpretation and enforcement of the PRD zoning within the Arrington Annexation Property.**

Street & Utility Design – 3, 6, & 7



Town of Warrenton – Utility Design

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

10 HOTEL STREET
WARRENTON, VIRGINIA 20186
(540) 422-8210
FAX (540) 422-8231

AGENCY REVIEW COMMENTS

DATE: September 14, 2022

TOWN OF WARRENTON

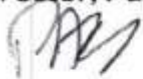
6. Please include the water easement in connection with the proposed trail easement for the proposed waterline extension to the southeast future link to James Madison Hwy.
7. Please show the connection of water to the existing waterlines from Leeton/Windsor Court.

Town of Warrenton – Utility Design

PLAN SUBMITTAL REVIEW COMMENTS

TO: Adam Shellenberger, Fauquier County Community Development

CC: Heather Jenkins, Zoning Administrator, Town of Warrenton
Steven Friend, Assistant Director of Public Utilities
Frank Cassidy, Town Manager & Director, Public Works & Utilities

FROM: Paul Bernard, P.E., Town Engineer 

DATE: July 25, 2023

SUBJECT: Arrington Rezoning Review, 4th Submittal, SE 22-018027, STUD-22-017983, REZN 22-01798

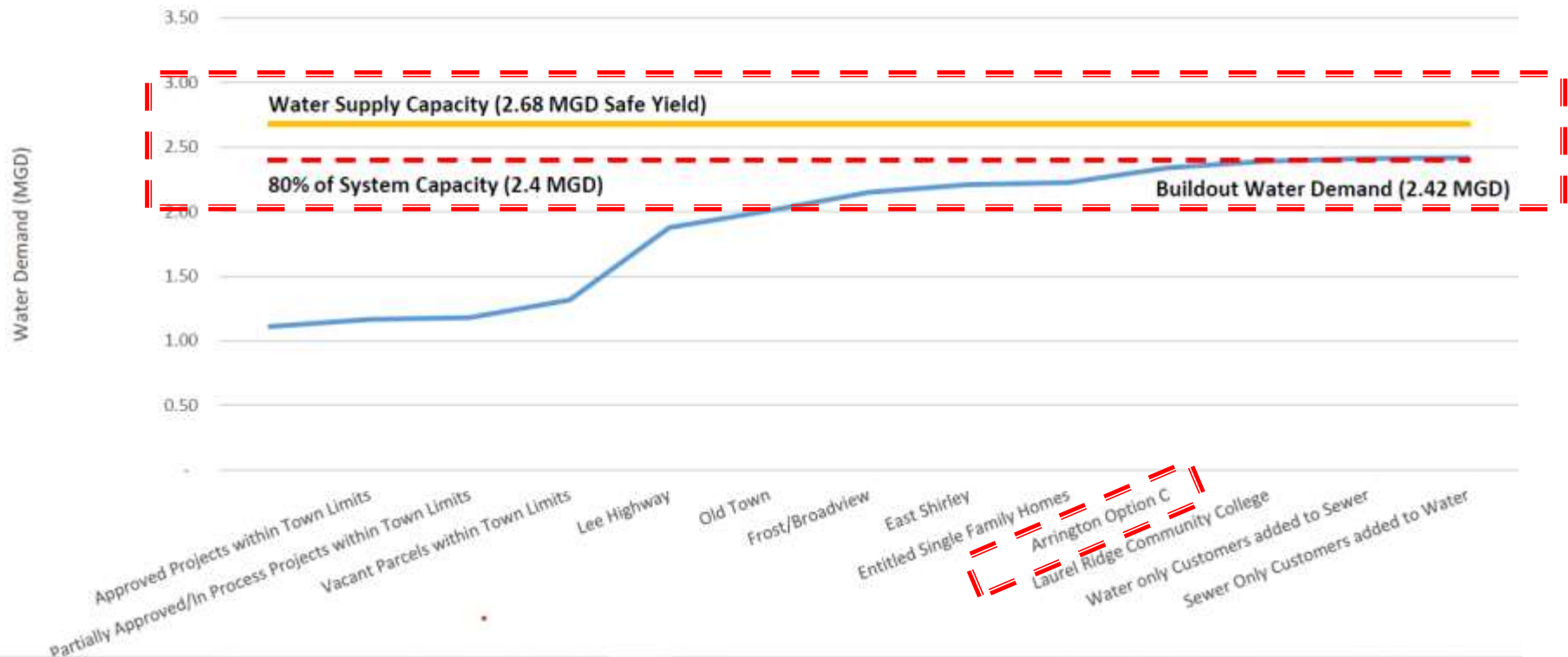
To be included in the Town's water service area, the applicant committed to extend the existing waterline on Windsor Court through this project to James Monroe Hwy. When funds come available, the Town will extend (loop) the waterline from that location to the existing College site. The Arrington project will also connect water to the water system at Alwington Blvd in front of the existing Appleton Campbell site at a minimum. While the Town's water treatment capacity can handle the projected water use demand from this development, the applicant's design consultant will need to provide modeling verification that the proposed water system can provide the required hydraulic flows for fire protection at the final plan design.

Town of Warrenton – Utility Design



Water & Sewer Capacity Evaluation Update
Draft Report
Town of Warrenton

Water Demand by Proposed Developments

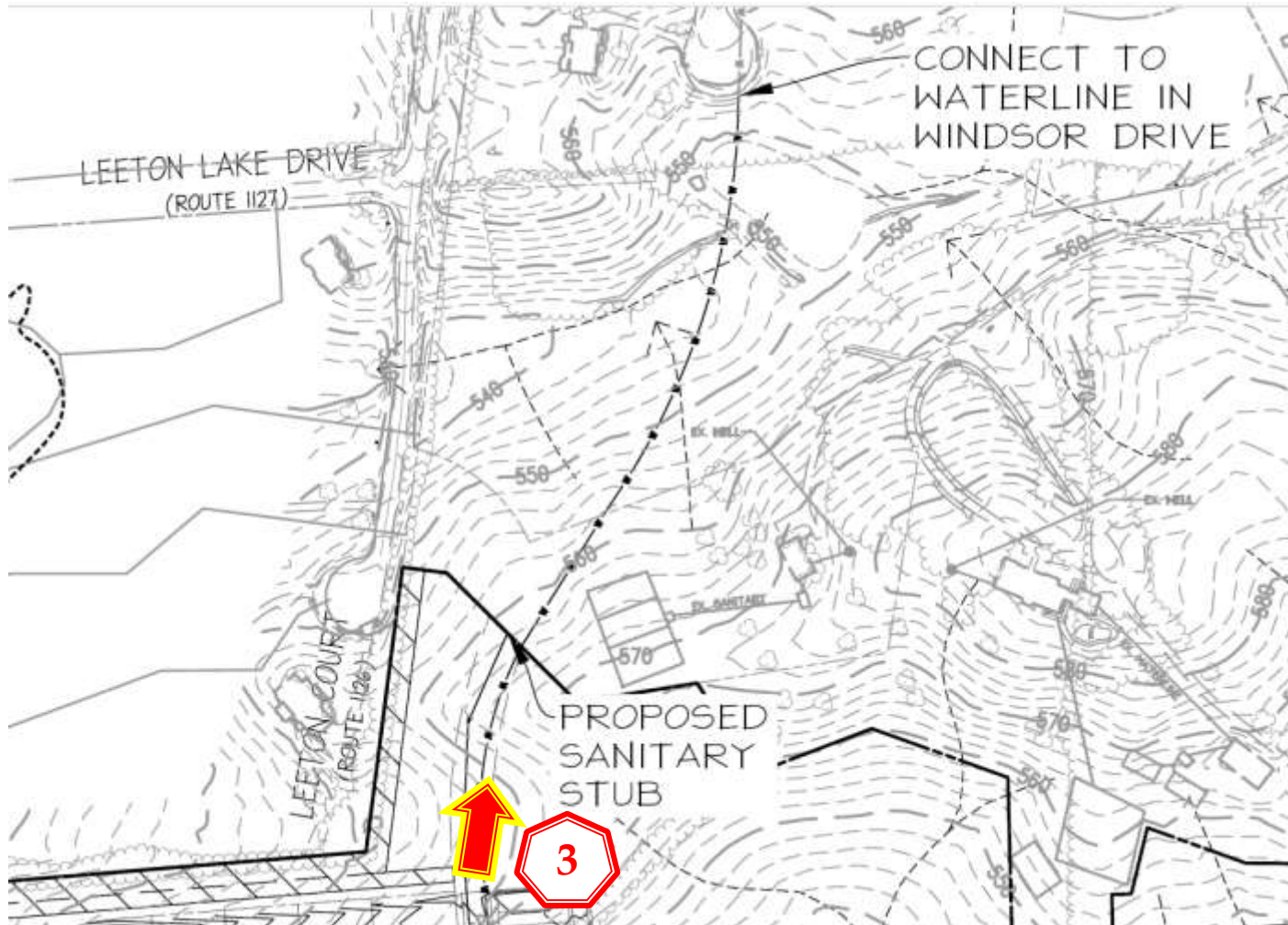


Community Planning Principles & Comprehensive Plan Implementation

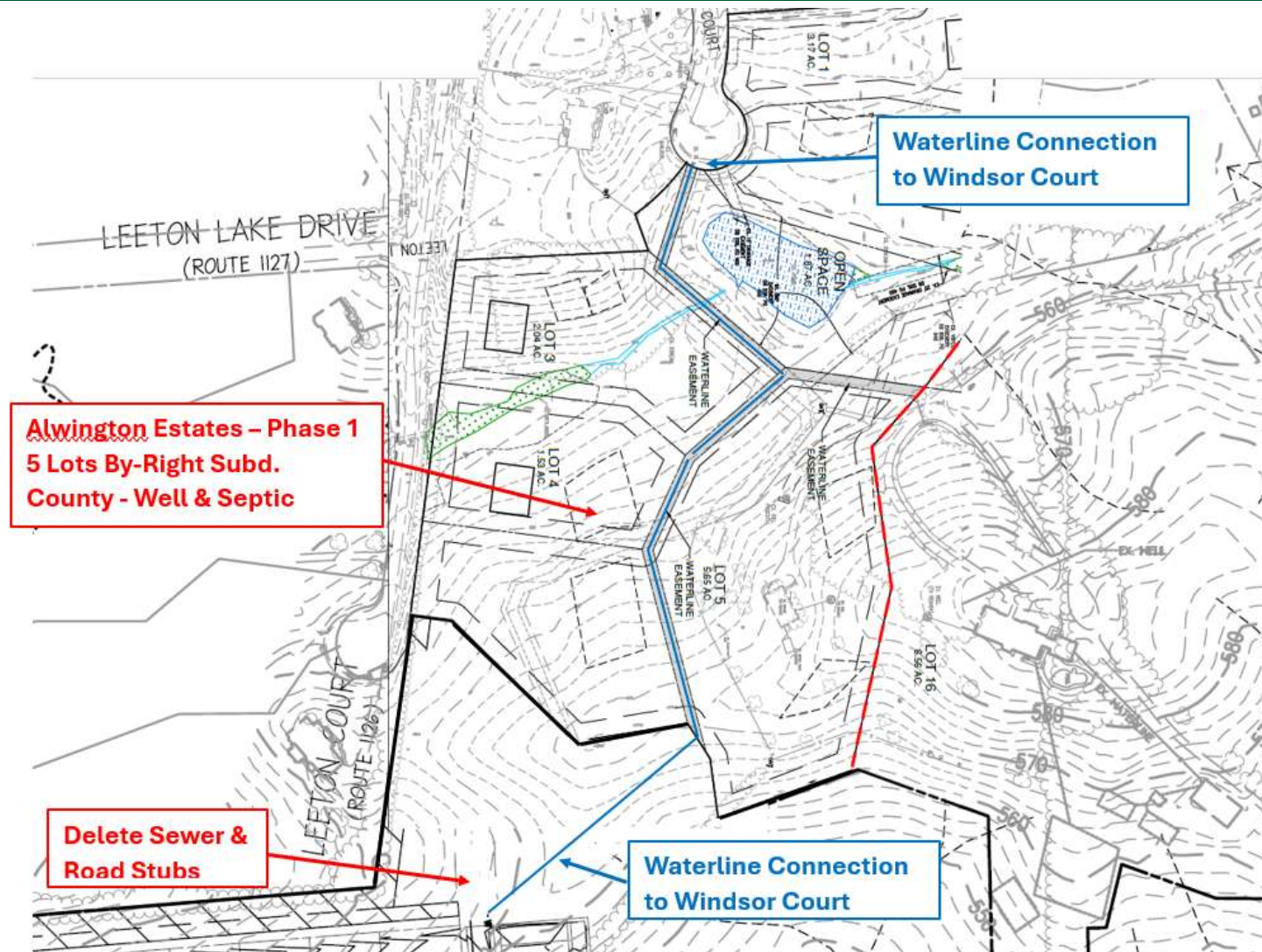
Create a regional strategy for addressing sewer and water needs
– Construct Relocated Taylor Run Sewer Pump Station & Water System Redundancy



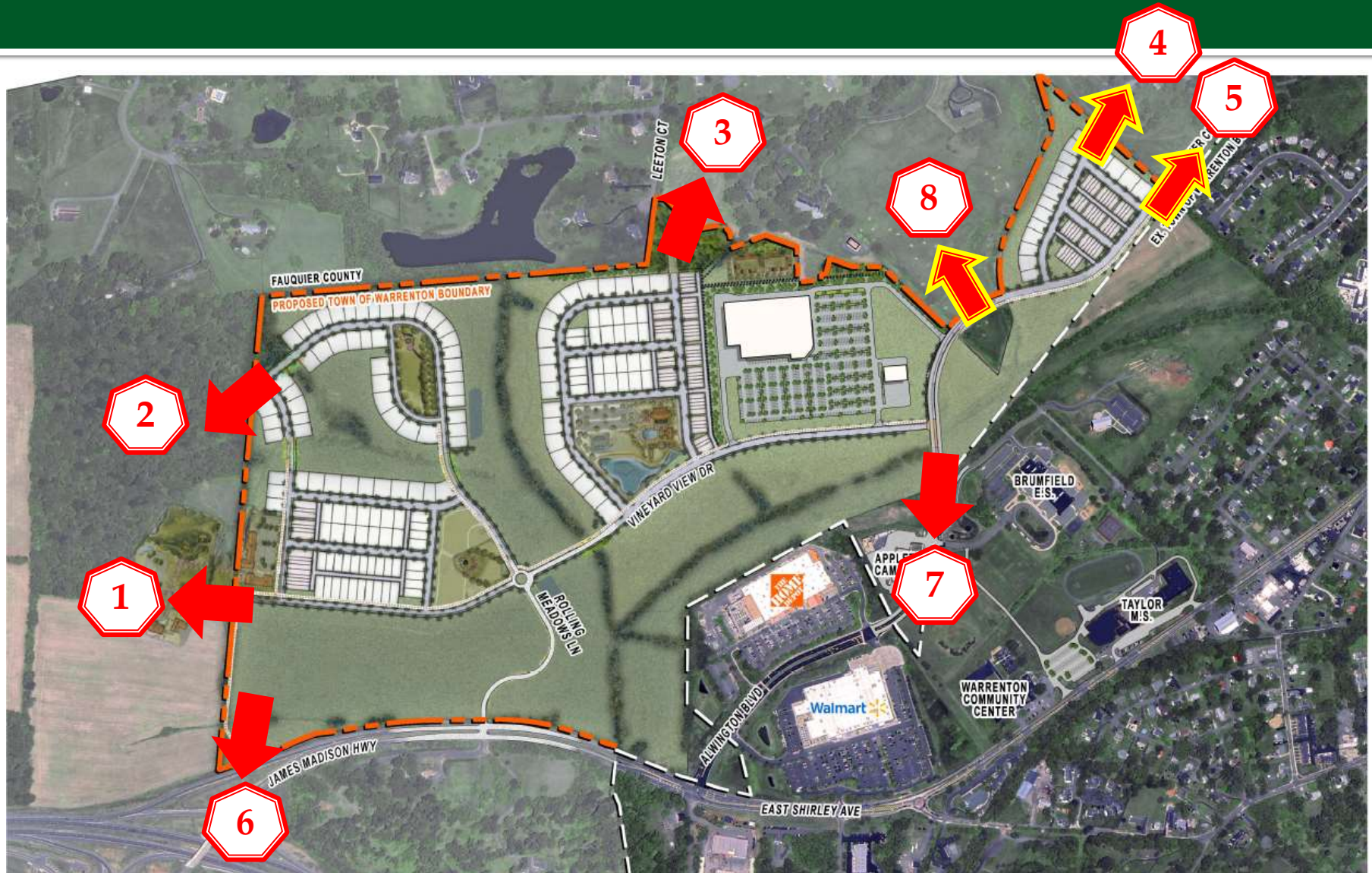
Interparcel Connections – Approved CDP



Permitted Design Modification – Eliminate Sewer & Road Stubs



Street & Utility Design



Greenway (per Warrenton 2020)

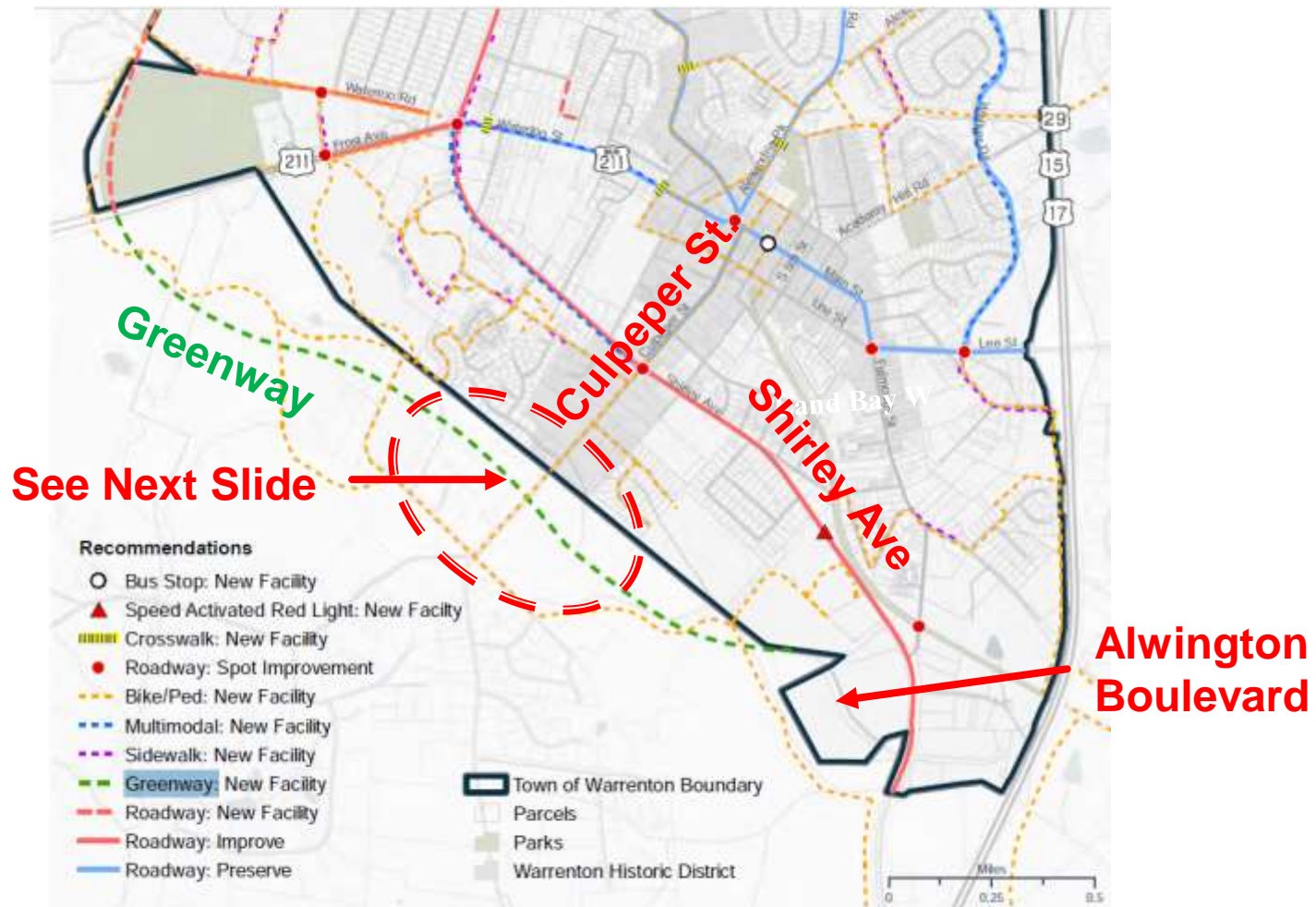
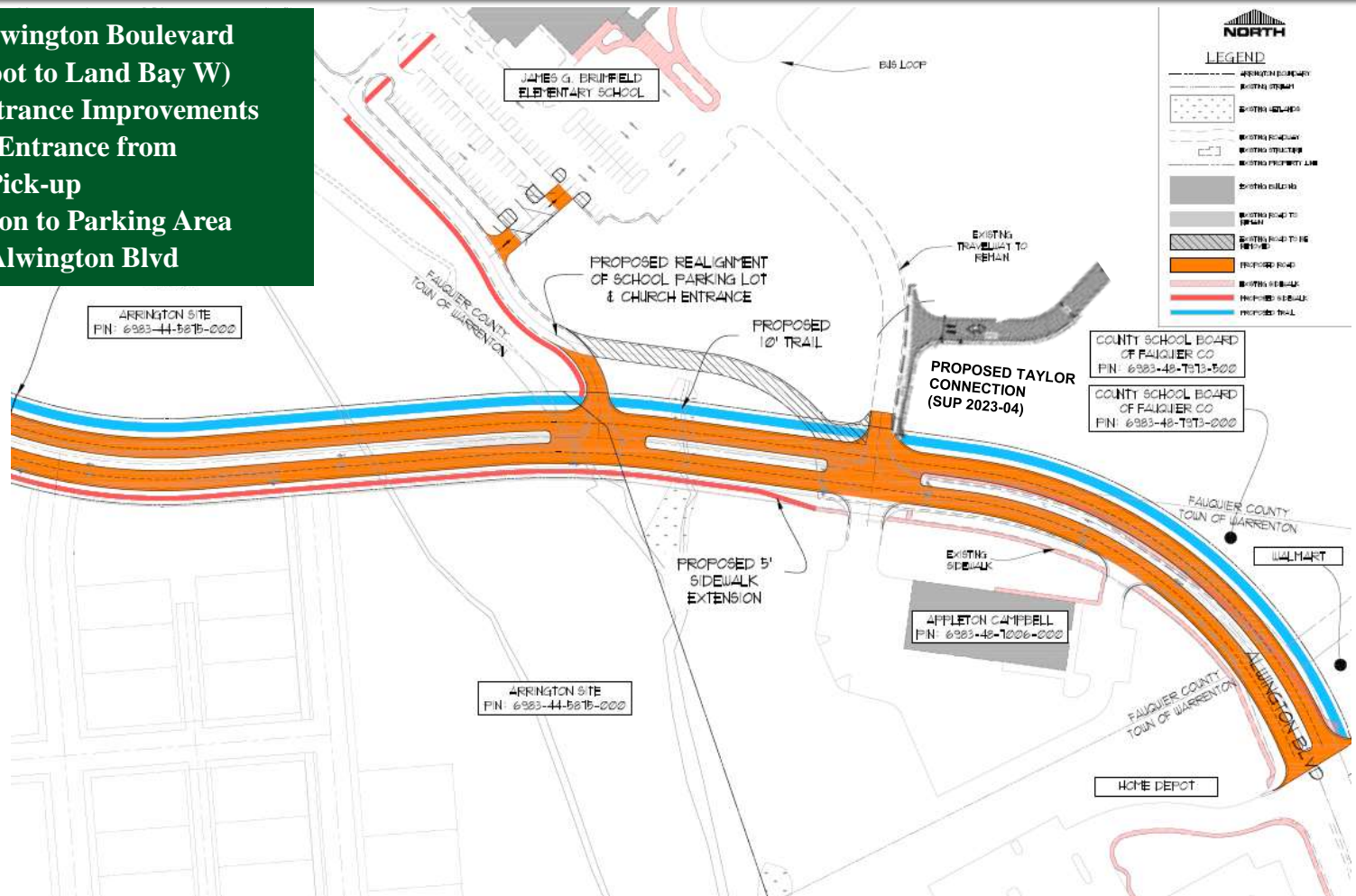


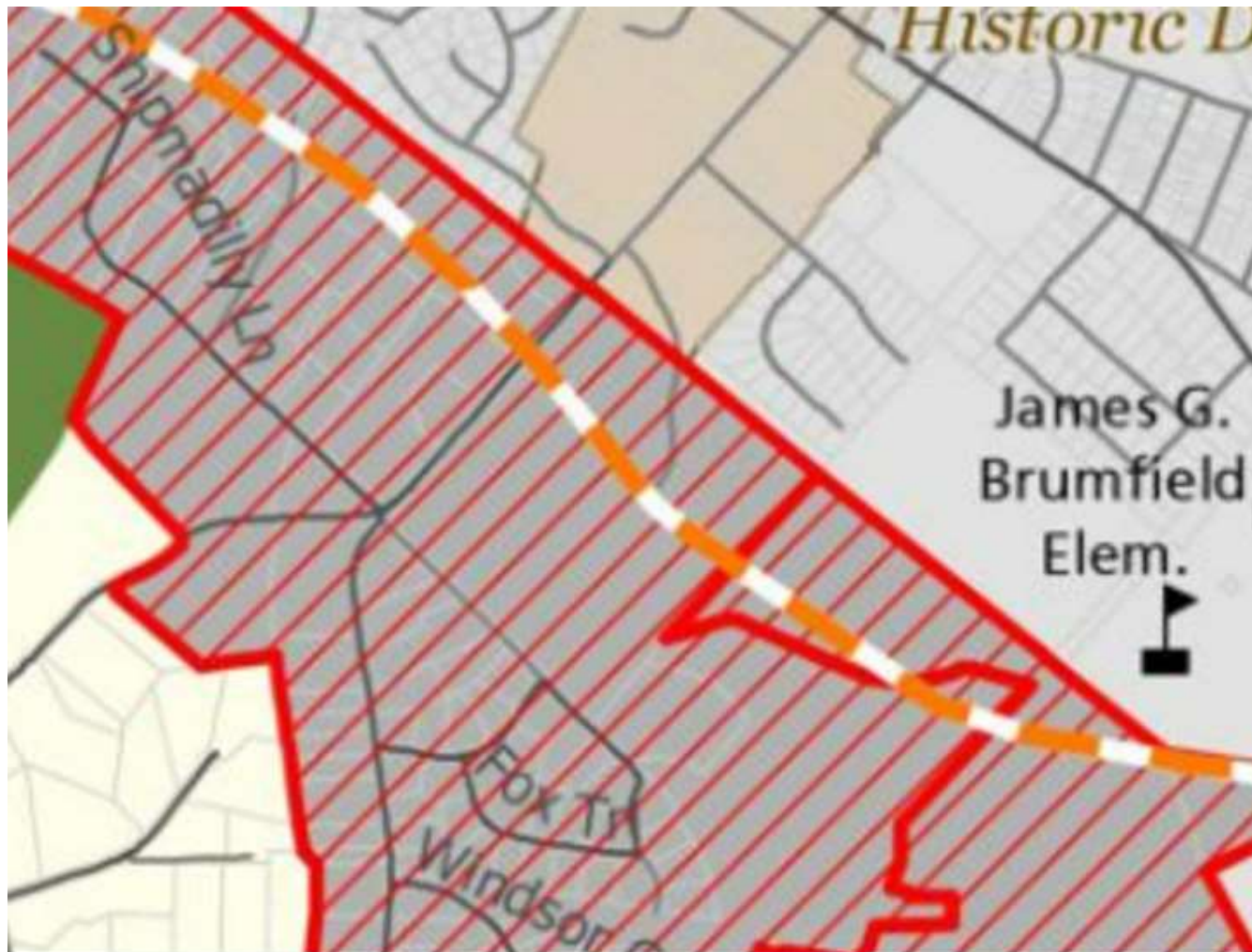
Figure 5-1: Town of Warrenton Transportation Plan map.

Transportation Improvements – Phase 1

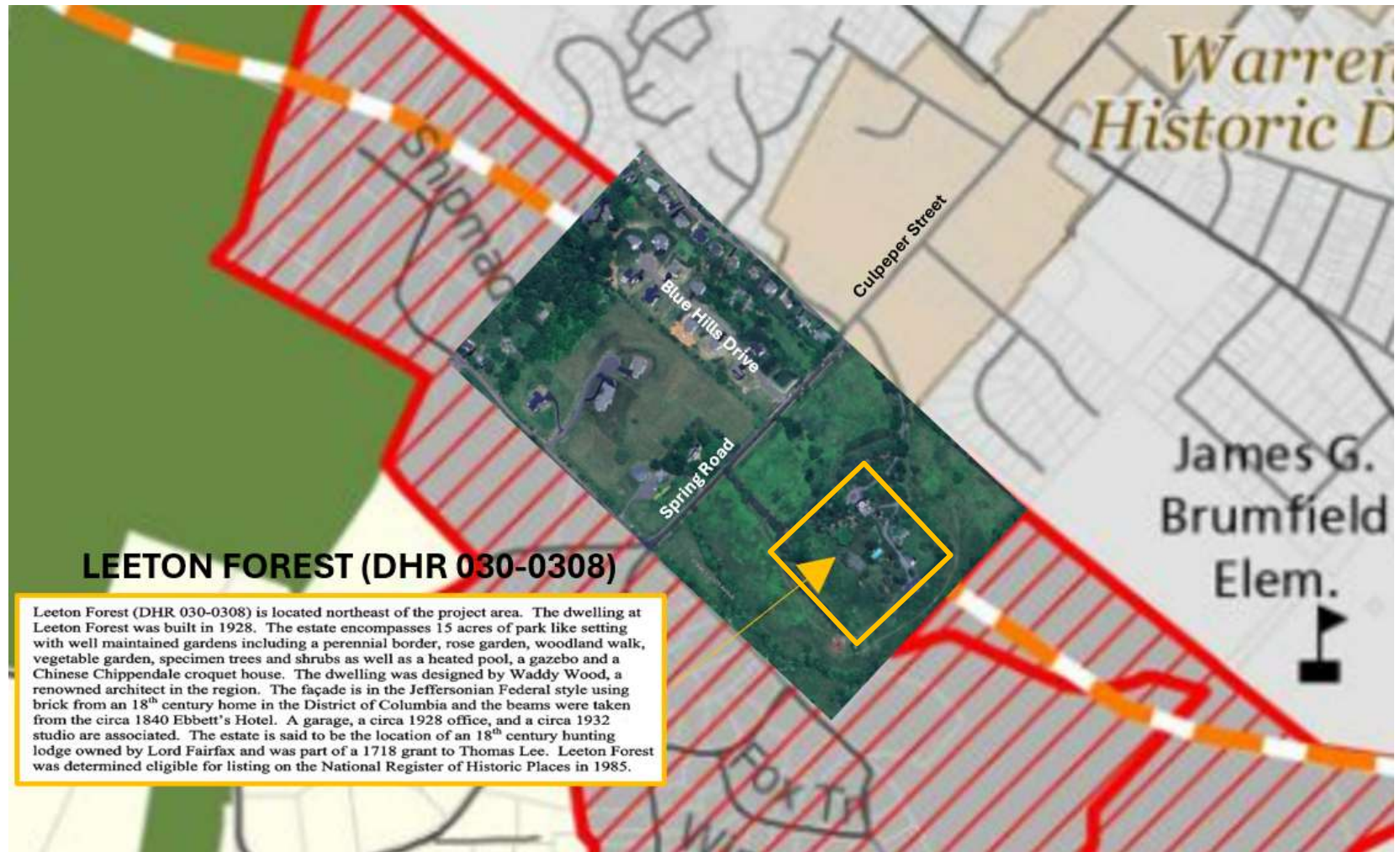
**Phase 1 Four-Lane Alwington Boulevard
(Home Depot to Land Bay W)
Brumfield Entrance Improvements
Separate Bus Entrance from
Drop-Off/Pick-up
New Connection to Parking Area
Sidewalks to Alwington Blvd**



Street Design



Greenway (Per Warrenton 2020)



North Hamlet Redesign (PC to BOS)

PLANNING COMMISSION

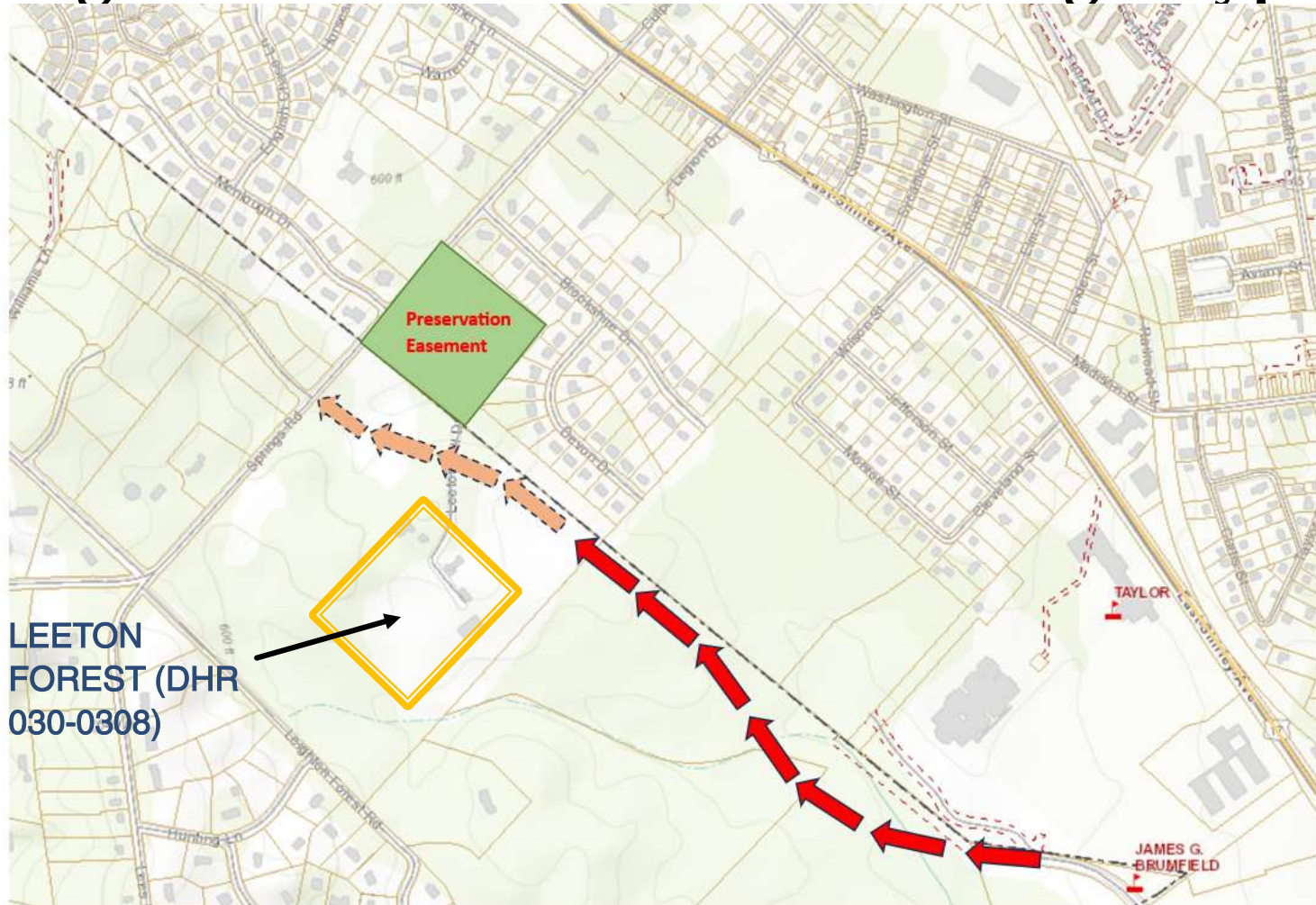


BOARD OF SUPERVISORS

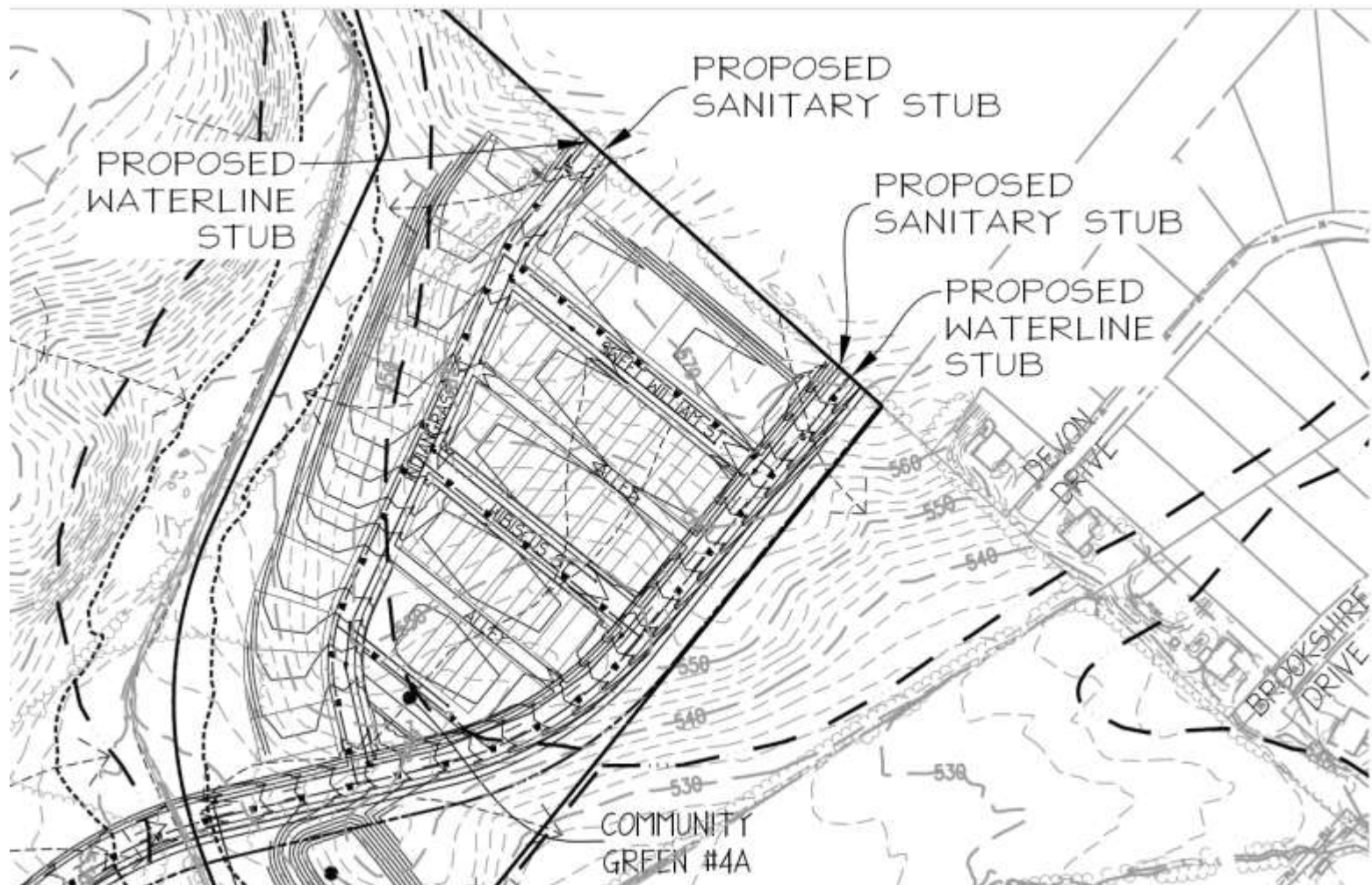


Alwington Boulevard

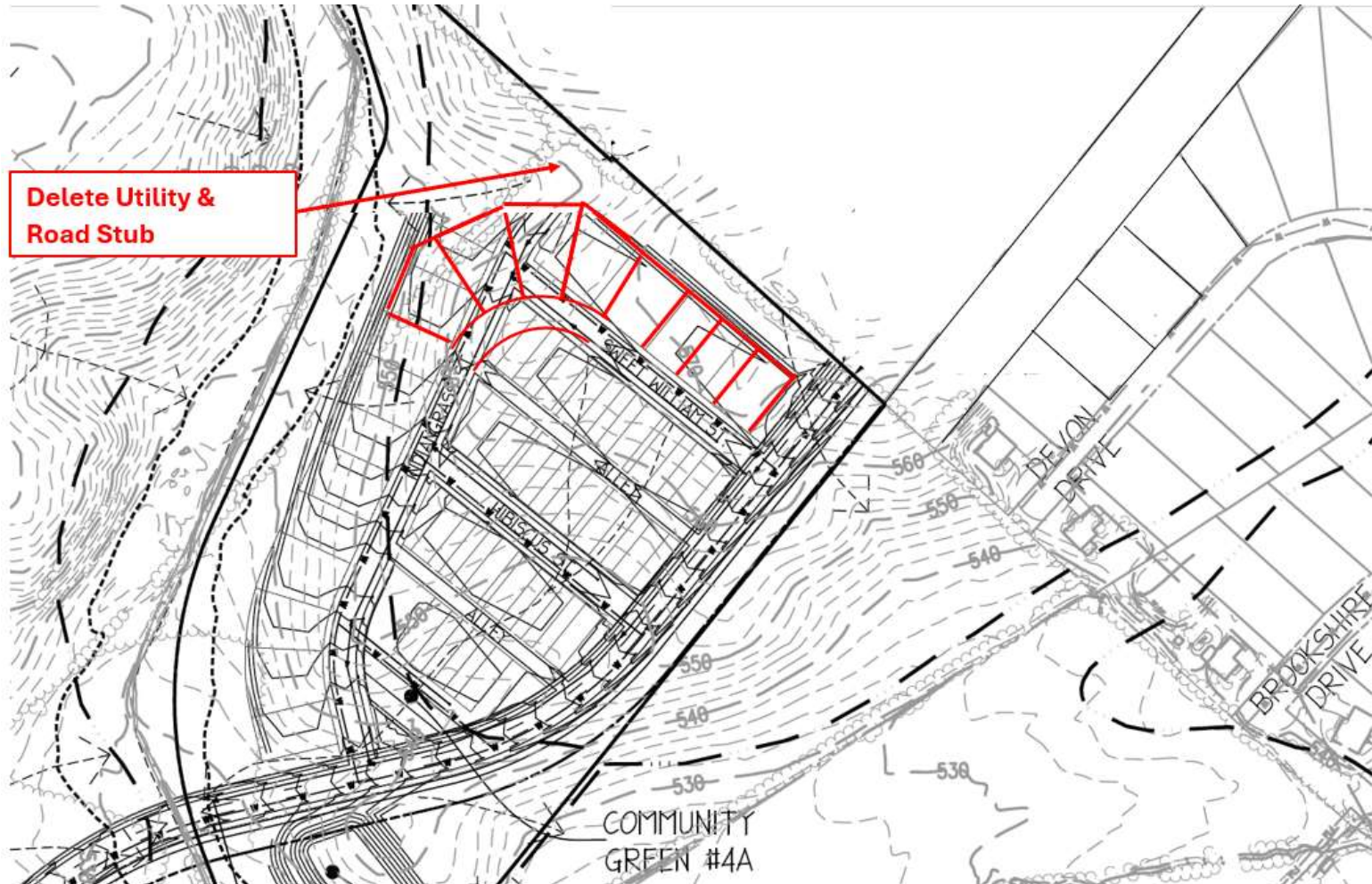
Alignment Revised to Prevent Being a Bypass



Interparcel Connections – Approved CDP



Permitted Design Modification – Eliminate Sewer & Road Stubs

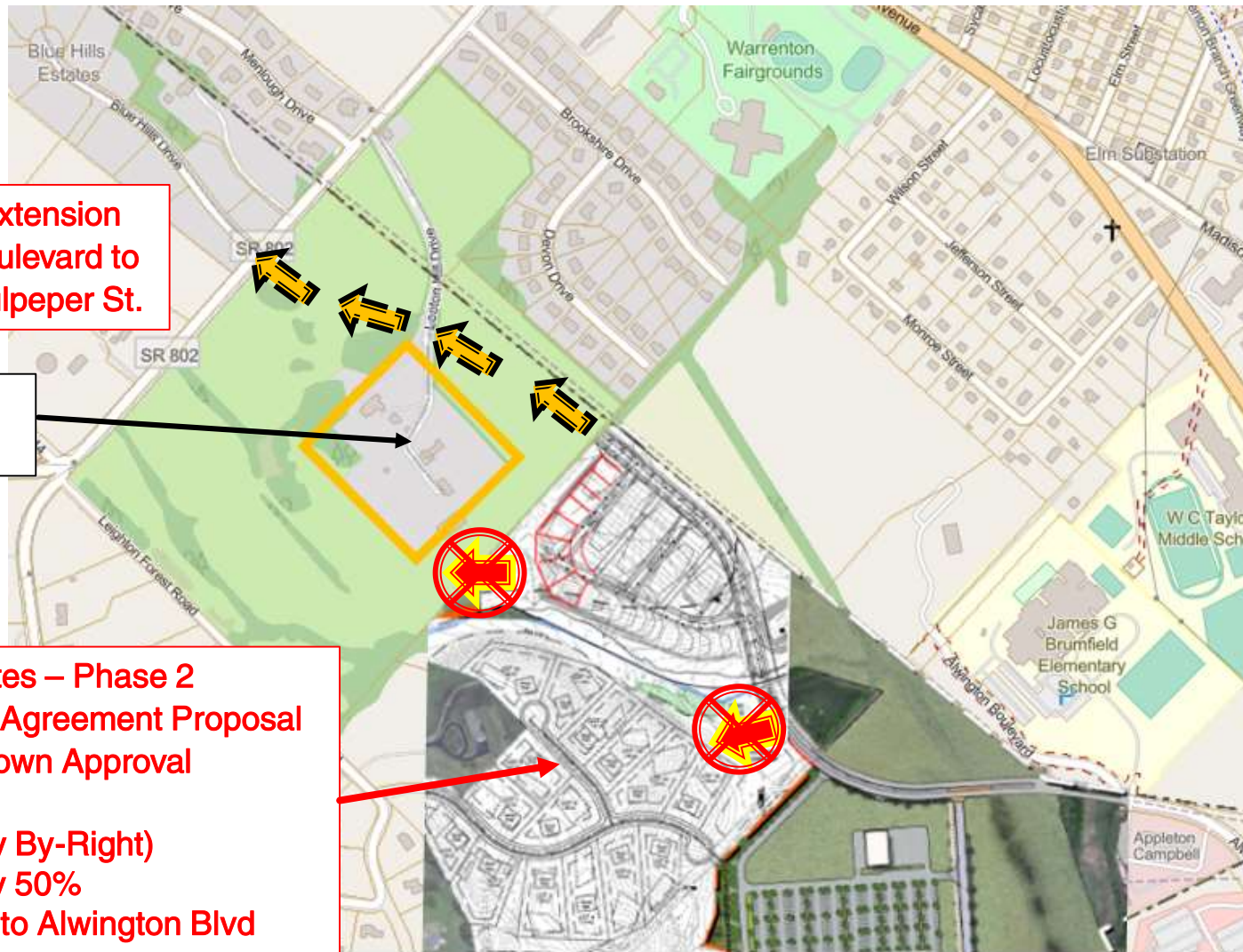


Approval of Annexation & Tri-Party Water Agreement Eliminates Southern Parkway

Only Possible Extension
of Alwington Boulevard to
Spring Road/Culpeper St.

LEETON
FOREST (DHR
030-0308)

Alwington Estates – Phase 2
Tri-Party Water Agreement Proposal
Submitted for Town Approval
16 Water Taps
16 Lots (County By-Right)
Limit Density by 50%
No Connection to Alwington Blvd



Sanitary Sewer Capacity Analysis

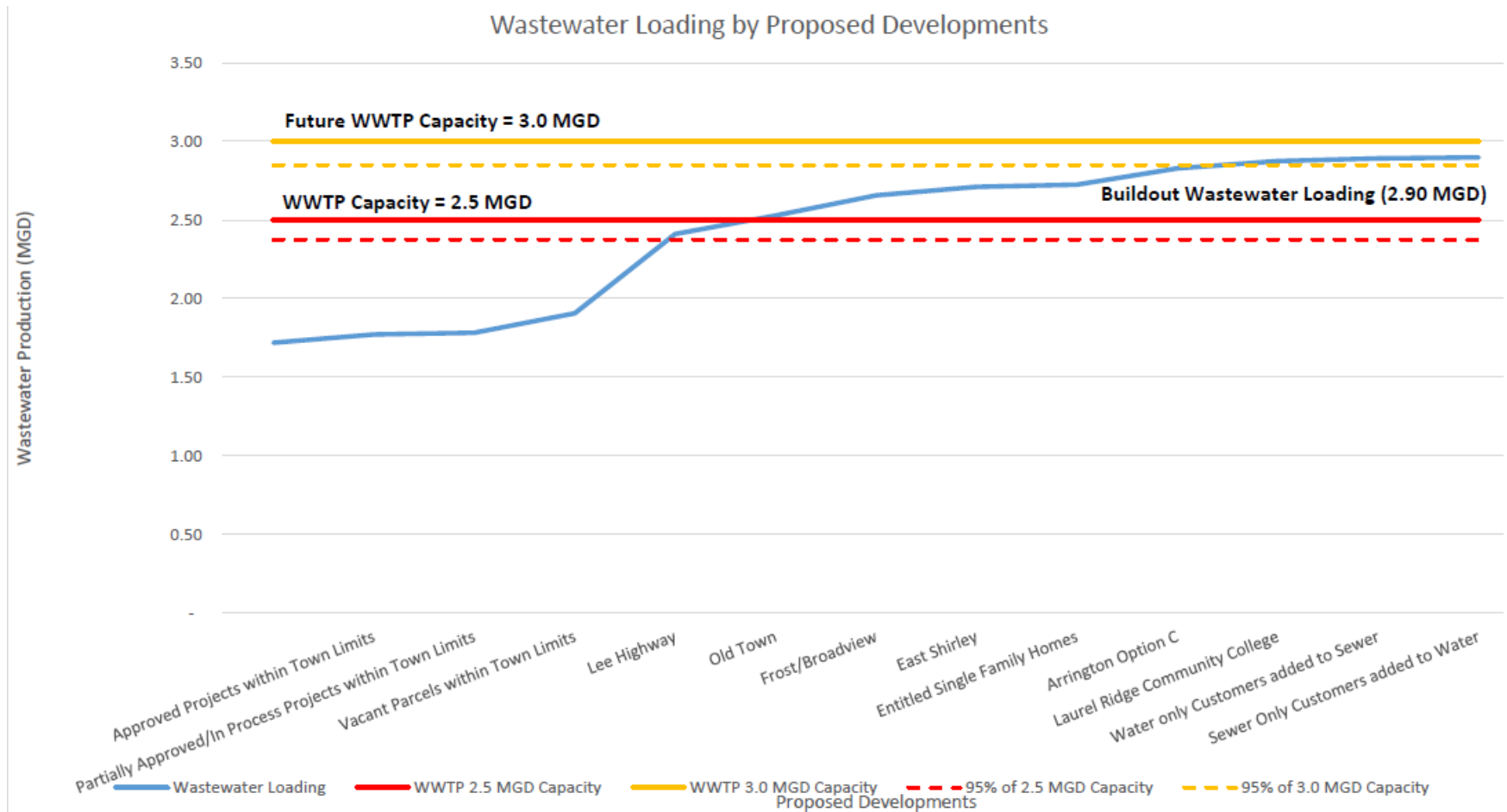


Figure 6.1: Wastewater Loading by Proposed Developments

Sanitary Sewer Capacity Analysis



Water & Sewer Capacity Evaluation Update
Draft Report
Town of Warrenton

Totalized Units Based on Project Development		IN-TOWN								OUT OF TOWN				TOTALS
Land Use Type		Approved Projects within Town Limits	Partially Approved/In Process Projects within Town Limits	Vacant Parcels within Town Limits	Lee Highway	Old Town	Frost/Broadview	East Shirley	Entitled Single Family Homes	Arrington Option C	Laurel Ridge Community College	Water only Customers added to Sewer	Sewer only Customers added to Water	
Residential	Single-Family (units)	190	36	331	-	206	235	117	50	314	-	63	23	1,479
	Multi-Family (units)	-	-	-	-	-	120	-	-	-	-	-	-	120
	Apartment (units)	-	-	-	1,336	84	-	-	-	-	-	-	-	1,420
	Townhouse (units)	-	-	34	108	7	-	84	-	63	-	-	-	296
	Senior Home (units)	-	-	-	-	-	60	-	-	-	-	-	-	60
	Hotel (rooms)	-	-	-	115	115	115	-	-	15	-	-	-	360
Commercial	General (SF)	-	12,550	60,161	98,000	10,000	20,000	-	-	-	-	-	-	200,711
	Entertainment (SF)	-	-	-	100,000	145,000	-	-	-	-	-	-	-	245,000
	Academic (SF)	-	-	-	220,000	-	-	-	-	-	-	-	-	220,000
	Office/Employment (SF)	-	-	-	40,000	-	-	-	-	-	-	-	-	40,000
	Medical Offices (SF)	-	-	-	-	-	50,000	-	-	-	-	-	-	50,000
Industrial	General (sq ft)	-	-	759,500	-	-	-	-	-	-	-	-	-	759,500
Community College	Campus (units)	-	-	-	-	-	-	-	-	-	3,474	-	-	3,474

3,735 Units

1,515,211 SF

+ 3,474 Students

Total Water and Wastewater Demand Including Projected and Existing		IN-TOWN								OUT OF TOWN				Totalized Projected Water Demand (MGD)
		Approved Projects within Town Limits	Partially Approved/In Process Projects within Town Limits	Vacant Parcels within Town Limits	Lee Highway	Old Town	Frost/Broadview	East Shirley	Entitled Single Family Homes	Arrington Option C	Laurel Ridge Community College	Water only Customers added to Sewer	Sewer Only Customers added to Water	
Existing 2021 + New Project Water Demand (MGD)	1.11	1.17	1.18	1.32	1.88	2.01	2.15	2.21	2.23	2.34	2.39	2.41	2.42	2.42
Existing 2021 + New Project Wastewater Demand (MGD)	1.72	1.77	1.78	1.91	2.41	2.53	2.66	2.71	2.72	2.83	2.87	2.89	2.90	2.90

Taylor Pump Station/Force Main

Apr. 9, 2024

F. PUBLIC HEARINGS.

1. Special Use Permit (SUP) 2023-04 W.C. Taylor Middle School Expansion –

Councilmember Hamby expressed concern regarding the lack of communication between the School Board and the Town Council on this item. He expressed concern regarding the Taylor Pump Station, which he believed should be proffered as a cost to be split between the involved parties of this application. He emphasized that if the pump station was not built by the Arrington project, it would be paid for by the Town's Public Utilities customers.

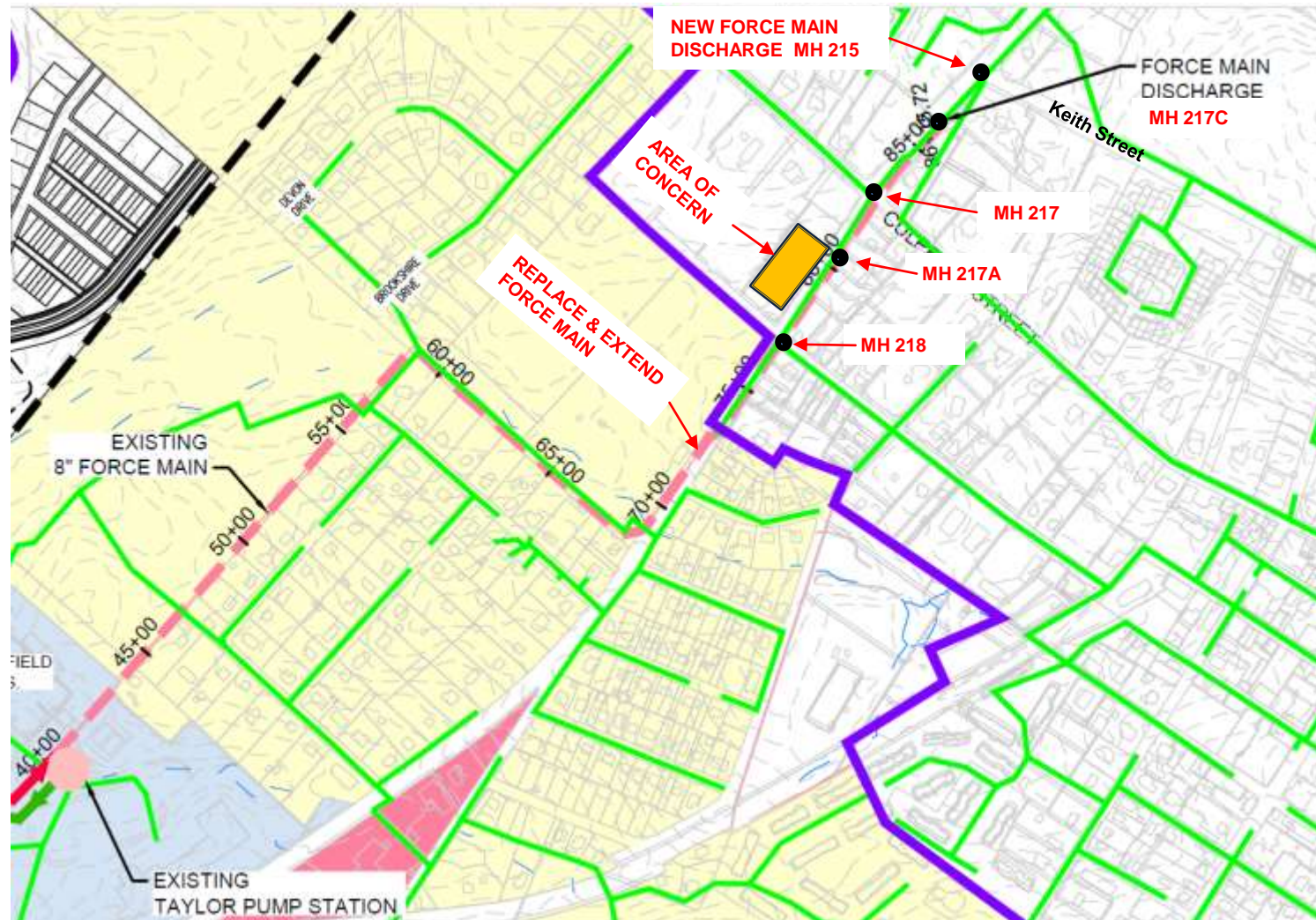
Councilmember Semple asked what the cost of the pump station would be.

Mr. Cassidy replied that it was listed in the CIP as a cost of approximately \$4 million beginning in 2027. He clarified that the pumps did not need replaced, but the size of the well needed to be upgraded to take pressure off the pumps, and the force main would need to be replaced.

Town of Warrenton – Water and Sewer System Capacity Evaluation Update

“Taylor Run PS also currently experiences a large number of pump starts each day. This condition indicates that the wetwell may be too small for existing flows, even though the pumps are able to manage these flows.”

Taylor Pump Station/Force Main



Taylor Pump Station/Force Main

The property at 54 Shirley Rd. has experienced at least two episodes of sewage backing into their house since January 2024. Staff receive reports of the situation and responds. Upon arrival, staff find flooding in the areas of the four homes in this area. Staff check our systems and find a heavier flow but no blockage.

Sewer lines and mains have been repaired and replaced since the 1980's. the most recent work identifies=d was documented after an issue discovered in June 2020. At this time staff found documentation and provided information to the property owner as follows:

Flushed line between manholes #217 to #217A on E. Shirley Ave. Manhole #217A surcharged about one foot above flow channel after heavy rain event last night. Sewer backed up into shower, ran into kitchen and partly into living room. Backwater valve was installed on 3-21-2013 by Ricky Wines at

Sustainable and Age-Friendly Community Design

- Green Building Practices
- Universal Design
- Clubhouse/Pool
- Multi-Purpose Courts
- Trails

PLUS \$204,376 Proffer Payment to Parks & Rec



Annexation - \$10.8M Infrastructure

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Infrastructure			
Sanitary Sewer System	Private Onsite System	Connect to Existing Town System	Environmental Betterment - Reduces Any Potential Impacts to Turkey Run and the Occoquan Watershed
Taylor Pump Station	Not Required	Construct new pump station and force main improvements	\$ 5.4 Million
Sanitary Sewer Availability Fees			
Residential	None	\$2,916,000	\$ 2,916,000 Plus \$ 300,000 to \$ 500,000 to Town W/S Budget
Commercial	None	\$ 300,000 to \$ 500,000 - Use Based	
Alwington Boulevard	Maintain & Extend as 2-lane	Upgrade 2-lane Portion to 4-lanes and extend 4-lanes northward	\$ 2 Million Betterment - Reduce Traffic Congestion Associated with Relocation of Taylor Parent Drop-Off to Access From Alwington Blvd

Annexation - \$2.35M Proffers

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Proffers			
School			
Brumfield Elementary	Construct Access Improvements	Construct Access Improvements	Separate Parent Drop Off from Bus Loop
Capital Contribution	\$ 723,612 to County	\$ 846,993 to County	\$ 123,381 Increase Funding
Parks & Recreation	\$ 174,605 to County	\$ 204,376 to Town	\$ 204,376 Direct Benefit to Town Recreational Programs
Emergency Services			
Fire & Rescue Training Facility	\$ 19,068 to County	\$ 22,319 to County	\$ 306,376 Increase in Funding to Support County Emergency Services
New Fire & Rescue Station	\$ 667,674 to County	\$ 781,517 to County	
Public Safety Building	\$ 211,896 to County	\$ 248,026 to County	
TOTAL	\$ 1,796,855 to County	\$ 2,103,232 to County	
Housing Units			

Capital Impact Proffers

Capital Impacts – Alternative B (270 Units)			
Proffer Categories	County Model	Applicants' Proffer	Difference
Public School Facilities*	\$0.00	\$1,096,993.48	+\$1,096,993.48
Parks and Recreation Facilities	\$1,051,909.00	\$204,376.02	-\$847,532.98
Emergency Services / Public Safety	\$125,312.00	\$1,051,862.20	+\$926,550.20
TOTAL DEVELOPMENT	\$1,177,221.00	\$2,353.231.70	+\$1,176,010.70

Proffered Contributions:

- Schools: \$3,334.62 per Market-Rate Unit
 - Construction of Taylor Middle School
- Schools: \$250,000 LS
 - Estimated Construction Value for Brumfield Entrance/Potential Contribution
- Parks & Rec : \$804.63 per Market-Rate Unit
 - Improvements to Ex. Facilities & Construction of New Facilities
- Emergency Services: \$4,141.19 per Market-Rate Unit
 - Construction of a Fire and Rescue Station
 - Construction of a Public Safety Building

Per VSA:

County Payment

County Payment

Town Payment

County Payment

Annexation – +37 Market-Rate Units

	COUNTY	ARRINGTON DEVELOPMENT TOWN	BLA COMMUNITY BENEFIT
Housing Units			
Market-Rate			Net Increase of Only 37 Units with Diversification of Housing Options to Meet Changing Community Demographics
Single Family Detached	217	161	
Townhomes	0	93	
Total	217	254	
Affordable Housing	NONE	16	16 Units of Affordable Housing
Commercial Development	NONE	Restaurant, Hotel, + 25 Acres Zoned Commercial (C)	Significantly Increase Town Revenue - In 2023, \$9M+ of Total Local Revenue (70% +) Derived From Businesses. Additional Real Estate Tax Base for County at Minimal Costs.

Annexation – TIA Adjustments

Table 17: Site Trip Generation (Peak Hour of the Adjacent Street; ITE 10th Ed and DCSM)

Land Use	ITE Code (10th Ed.)	Size	— Weekday —						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Proposed Development (Phase 3)									
Single-Family Detached Housing (EQUATIONS)	210	306 DU	56	166	222	187	110	297	2,909
Multifamily Housing (Low-Rise) (EQUATIONS)	220	71 DU	8	26	34	28	16	44	496
Hotel	310	15 Rooms	4	3	7	5	4	9	125
Quality Restaurant	931	4 kSF of GFA	2	1	3	21	10	31	335
Winery	970	10 kSF of GFA	14	7	21	36	37	73	460
Total new site trips (Proposed)			84	203	287	277	177	454	4,325

										***** Weekday *****				
Land Use		Size		AM Peak Hour			PM Peak Hour			Daily Total				
				In	Out	Total	In	Out	Total					
Single Family Detached		161	DU	29	87	117	98	58	156	1531				
Single Family Attached		109	DU	12	40	52	43	25	68	761				
Hotel		15	Rooms	4	3	7	5	4	9	125				
Restaurant		4000	GFA	2	1	3	21	10	31	335				
Winery		10000	GFA	14	7	21	36	37	73	460				
Total new site trips (Proposed)				62	138	200	203	133	337	3212				

30% Reduction in Residential ADT

Added 18,000 VPD Capacity with 4-lane of Alwington Boulevard

Commercial Traffic Impact – Max 5,000 – 8,000 VPD on Alwington Boulevard Depending on Use. SUP Required for Most High Traffic Uses.

Future Commercial Uses – Permitted Uses

3-4.10.2 Permitted Uses (by-right)

Any of the following uses **provided that no one-business establishment exceeds 50,000 square feet of gross floor area** on the lot or on the tract.

- Banks and other financial institutions.
- Churches
- Clinics (medical and dental)
- Convenience store
- Health and Fitness Facilities
- Hotels and motels **[Usually > 50,000 SF]**
- Lumber and building supply with no outdoor storage **[Usually > 50,000 SF]**
- Medical Centers and Laboratories **[Usually > 50,000 SF]**
- Offices for business or professional use. **[Usually > 50,000 SF]**
- Personal and Business Services
- Plumbing and electrical supply (without outdoor storage)
- Restaurant, carryout or without drive-through facilities
- Retail Sales, including stores and shops **[Usually > 50,000 SF]**
- Service stations with no outside car vehicle storage and without vehicle repair
- Shopping centers **[Usually > 50,000 SF]**

Future Commercial Uses – Special Use Permit – Add TIA Required

3-4.10.3. Permissible Uses (by special use permit upon approval of the Town Council)

- Any use listed as permitted by right in Section 3-4.10.2 that exceeds 50,000 square feet of gross floor area
- Automobile sales, truck sales and service repair garages, automobile body shops, and tire recapping and retreading. (All vehicles must be parked on paved surfaces)
- Car Washes
- Car wash, Self-service
- Commercial recreational establishments
- Day care centers
- Drive-through service facility of any kind
- Lumber and building supply with undercover storage
- Plumbing and electrical supply with undercover storage
- Restaurant with drive-through facility
- Theaters [indoor]
- Wholesale establishments but not warehouses generally

Future Commercial Uses – Special Use Permit – TIA Required

11-3.10 Special Use Permits and Waivers

11-3.10.2 Application.

“... the applicant shall provide all of the information, data, and studies needed to allow the Planning Commission and Town Council, to reach conclusive evaluations..”, which shall include, but not be limited to, the following:”

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

11-3.10.3. Evaluation Criteria; Issues for Consideration

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its statement of justification:

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

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

Annexation – Employment Benefits

Arrington – Would Rank 4th in Town

TABLE 18

TOWN OF WARRENTON, VIRGINIA

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

Employer	Fiscal Year 2023		Fiscal Year 2014	
	Rank	Employees	Rank	Employees
Fauquier County School Board	1	1,000 and over	1	1,000 and over
County of Fauquier	2	1,000 and over	3	500 to 999
Fauquier Health System	3	1,000 and over	2	1,000 and over
Wal-Mart	4	250 to 499	4	250 to 499
Town of Warrenton	5	250 to 499	5	100 to 249
Home Depot	6	100 to 249	8	100 to 249
Blue Ridge Orthopedic	7	100 to 249		
Appleton Campbell	8	100 to 249		
Country Chevrolet	9	100 to 249		
Harris Teeter	10	100 to 249		
The Fauquier Bank			6	100 to 249
Oak Springs Nursing Home			7	100 to 249
Food Lion			9	99 and under
McDonald's			10	99 and under

(1) The Town is prohibited from publishing the actual number of employees per the *Confidential Information Protection and Statistical Efficiency Act of 2002* – Title V of Public Law 107-347.

Source: Bureau of Labor Statistics. Quarterly Census of Employment and Wages.

Annexation – Property Tax Benefits

REAL ESTATE TAXES

	PIN	Land Area		Floor Area Sq Ft	Town of Warrenton Real Estate Taxes		Fauquier County Real Estate Taxes	
		Acres	Sq Ft		Tax Rate	0.040%	Tax Rate	0.943%
Arrington	25 Acres C-1	25.0000	1,089,000	217,800		\$13,133		\$308,837
	Restaurant	1.7000	74,052	8,000		\$1,200		\$28,215
	Lodge	1.0000	43,560	12,000		\$762		\$17,917
				237,800		\$15,095		\$354,969

PERSONAL PROPERTY

88.56% **\$13,368**

Annexation – Other Local Tax Benefits

OTHER LOCAL TAXES

2025 BUDGET

Meals	\$ 5,500,000
Cigarette	\$ 319,000
Business License	\$ 2,300,000
Lodging	\$ 280,000
Local Sales & Use	\$ 1,050,000
	<u>\$ 9,449,000</u>

Commercial & Industrial (Total)	4,549,545
Office (Total)	<u>7,248</u>
	4,556,793

Other Local Taxes/Sq Ft Commercial/Office	\$ 2.074
---	----------

Arrington (Sq Ft)	5.22%	237,800
-------------------	-------	---------

Other Local Taxes - Arrington	\$ 493,104
--------------------------------------	-------------------
