

January 16, 2024
Planning Commission
Public Hearing

A RESOLUTION TO RECOMMEND APPROVAL OF TEXT AMENDMENT ZOTA-23-3 PURSUANT TO SECTION 3-5.1 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON FOR A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 3 FPD – FLOODPLAIN DISTRICT TO ADOPT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MODEL ORDINANCE CHANGES AND ASSOCIATED FLOOD MAPS IN ACCORDANCE WITH A LETTER OF FINAL DETERMINATION ISSUED ON OCTOBER 25, 2023

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

WHEREAS, the Warrenton Town Council may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, Zoning Ordinance Article 3, Section 3-5.1 FPD – Floodplain District regulates areas within the Town encumbered by Special Flood Hazard Areas (SFHA's); and

WHEREAS, the Federal Emergency Management Agency (FEMA) has issued a Letter of Final Determination to the Town placing the revised SFHA's into effect on April 25, 2024; and

WHEREAS, the proposed changes adopt revise text per FEMA's model Ordinance and revised SFHA maps; and

WHEREAS, adopting the changes allows the Town to maintain eligibility in the National Flood Insurance Program; and

WHEREAS, the Warrenton Planning Commission held a work session to discuss amending Zoning Ordinance Section 3-5.1 FPD – Floodplain District on December 19, 2023; and

WHEREAS, the Warrenton Planning Commission held a public hearing on this matter on January 16, 2024; and

WHEREAS, the Warrenton Planning Commission finds that per the Code of Virginia Section 15.2-2286.A.7, the text amendment is for the good of public necessity, convenience, general welfare, and good zoning practice; and

NOW THEREFORE BE IT RESOLVED, that the Warrenton Planning Commission recommends to the Warrenton Town Council for their review and decision proposed ordinance language as set forth herein.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director

Town Attorney

ATTEST: _____

Town Recorder

Article 9

Supplemental Use Regulations

9-18 Telecommunications Facilities

9-18.10. Setbacks.

Towers shall be set back a distance of at least one hundred (100) percent of the height of the tower from the boundaries of the property on which the tower is located. On properties located in a PSP District (Public-Semi-Public Institutional District), towers shall only be required to be setback a distance of at least one hundred (100) percent of the certified fall zone, as certified by a Virginia Professional Engineer in a letter which includes the Professional Engineer's signature and seal.