

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

200.1 acres, Zoned Planned Residential Development with CDH 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)

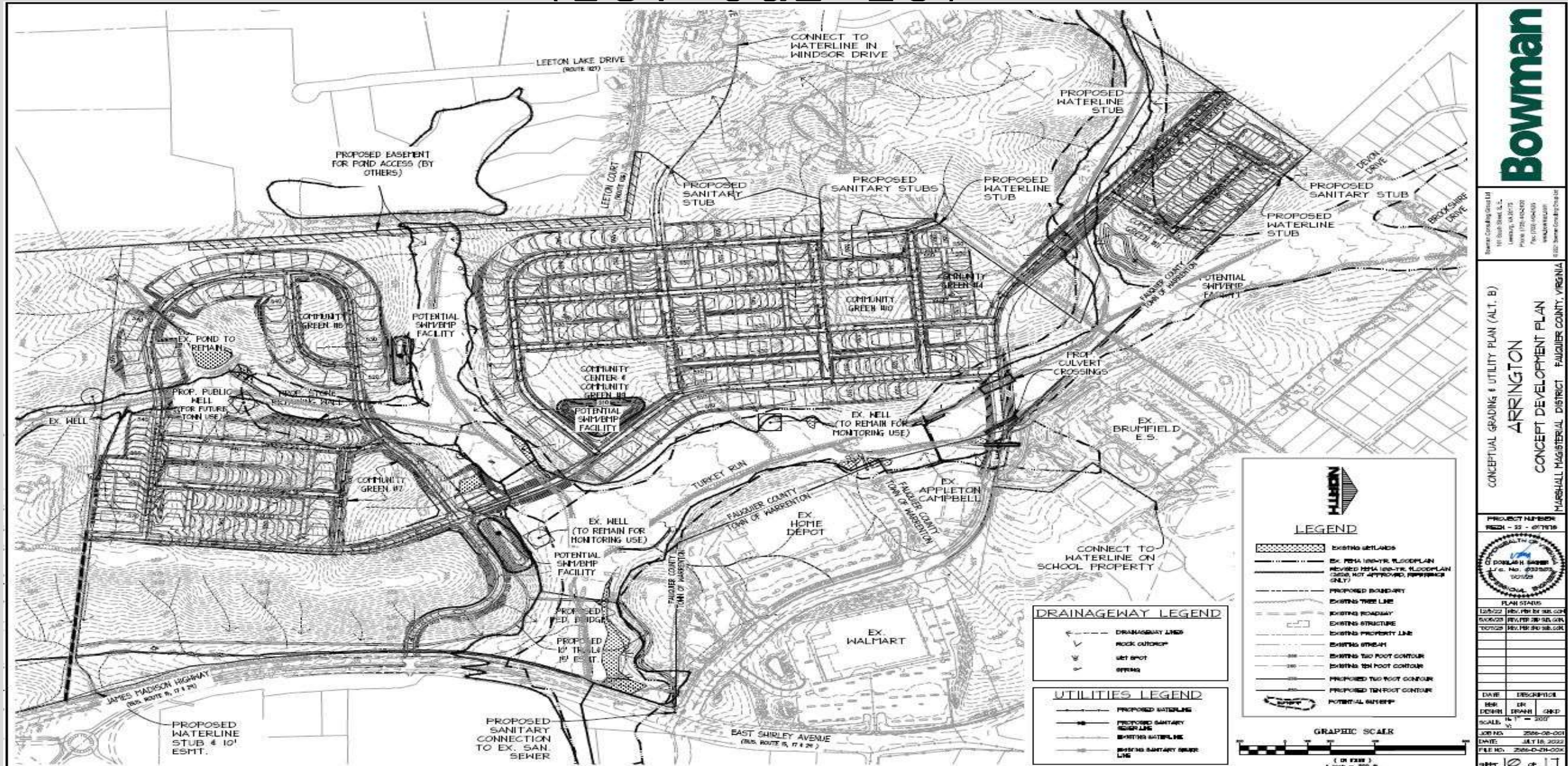
**Arrington REZN-22-017978**

**Fauquier County Planning Commission**

**Recommends Denial**



# August 2023 FC/PC Utilities Plan B (rev Jul 23)



**Bowman**

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

PROJECT NUMBER  
FCSH-23-077578



PLAN STATUS  
12/18/23 REVISION NO. 004  
12/18/23 REVISION NO. 005  
12/18/23 REVISION NO. 006

DATE	DESCRIPTION
REV	OR
DATE	DATE
SCALE	1" = 200'
JOB NO.	2506-02-001
DATE	JUL 18, 2023
FILE NO.	2506-02-001-004



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**

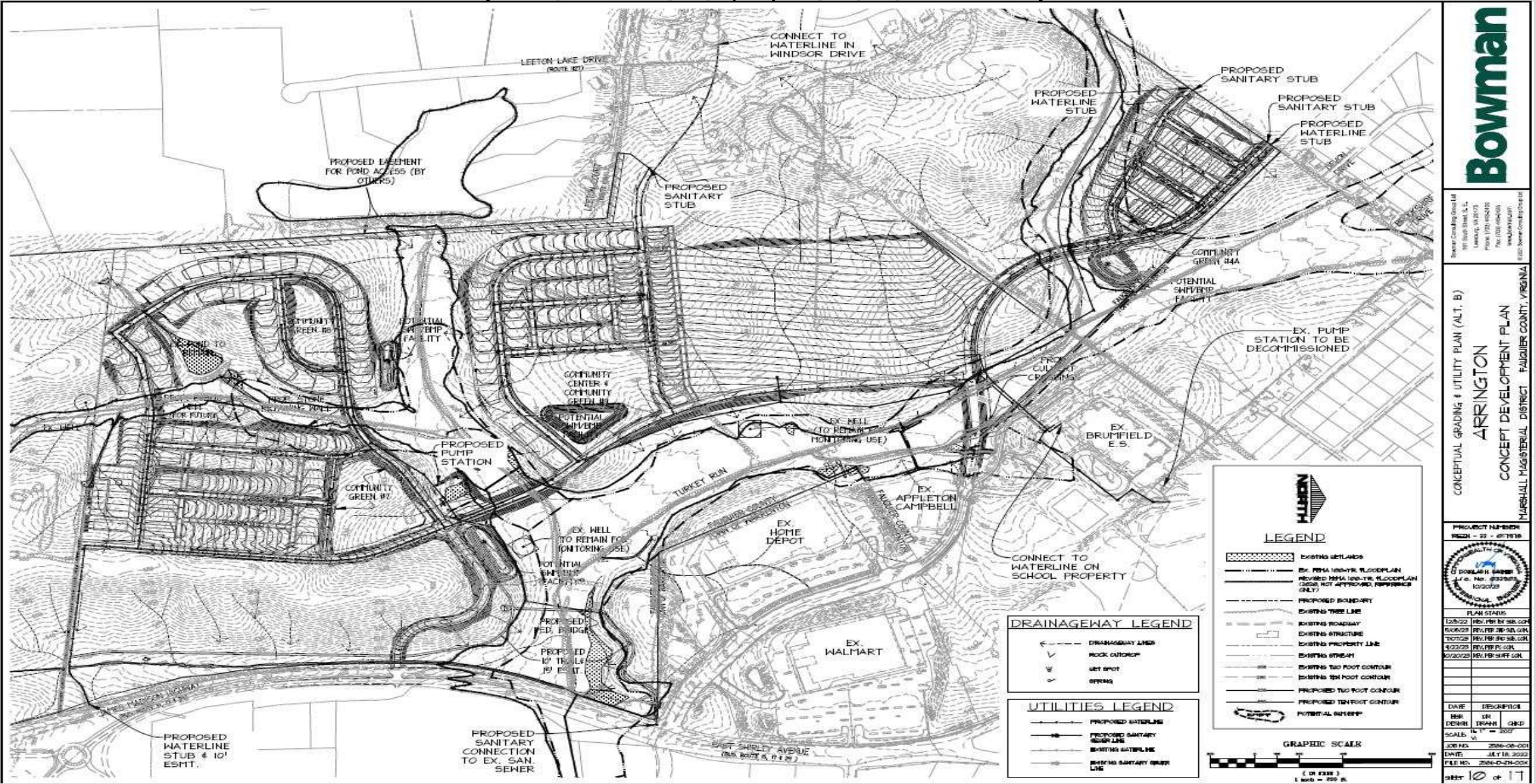
**Fauquier County Board of Supervisors**

**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 MASTERIAL DISTRICT FAULKNER COUNTY, VIRGINIA

PROJECT NUMBER  
P2301 - 22 - 071918

PLAN STATUS

DATE	DESCRIPTION
10/05/22	REVISED FOR SUBMITTAL
06/05/22	REVISED FOR SUBMITTAL
07/05/22	REVISED FOR SUBMITTAL
08/05/22	REVISED FOR SUBMITTAL
09/05/22	REVISED FOR SUBMITTAL

DATE	DESCRIPTION
06/05/22	REVISED FOR SUBMITTAL
07/05/22	REVISED FOR SUBMITTAL
08/05/22	REVISED FOR SUBMITTAL
09/05/22	REVISED FOR SUBMITTAL


DATE: 06/05/22  
DRAWN: GSK  
SCALE: 1" = 200'  
JOB NO: 2206-02-000  
DATE: JULY 18, 2022  
FILE NO: 2206-02-000

Sheet 10 of 17



# *So What Changed??*

*Why was CDP revised to include commercial and transportation realignment*

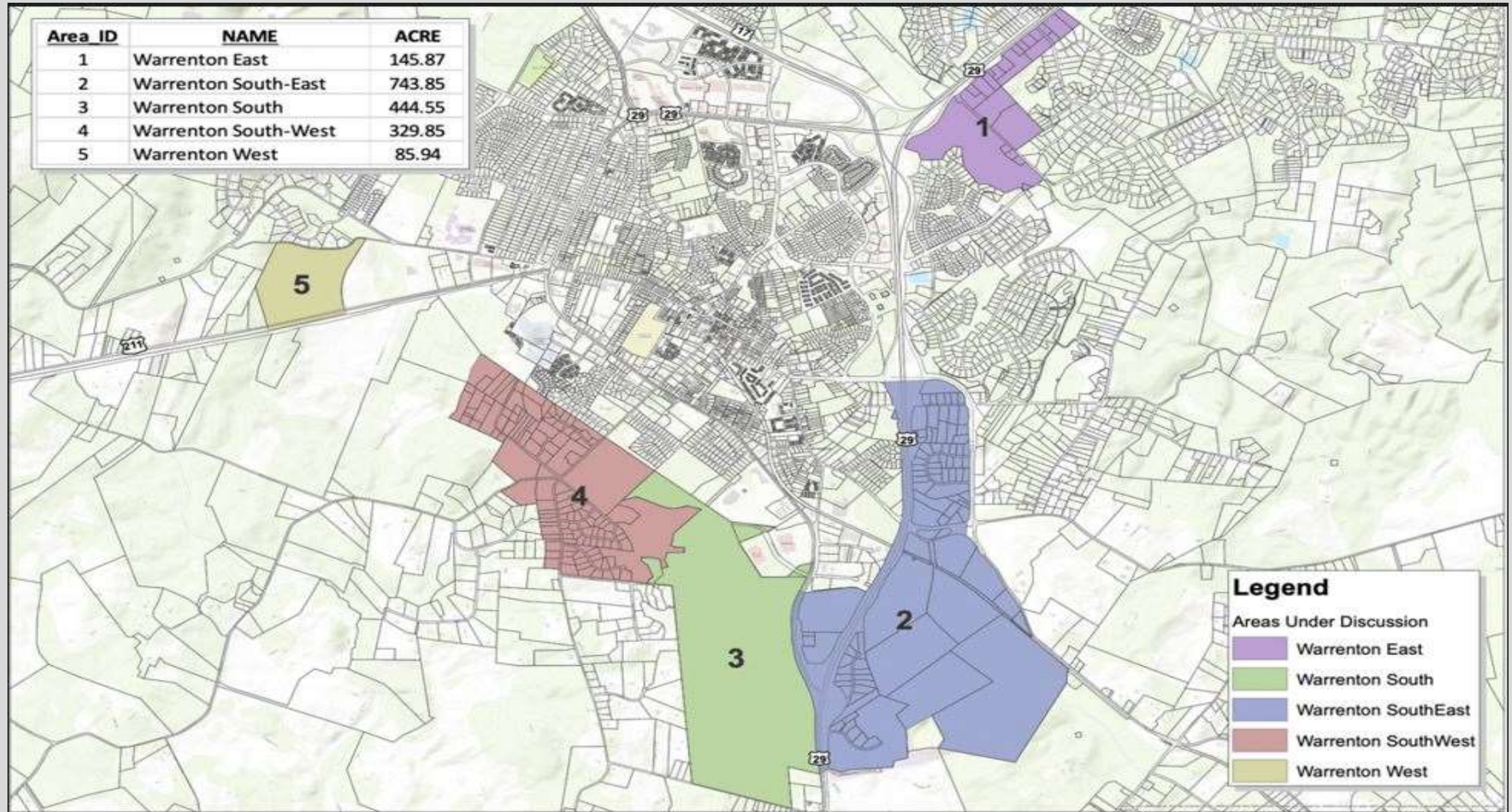
PROJECT NUMBER REZN - 22 - 017978	
	
PLAN STATUS	
12/5/22	REV. PER 1ST SUB. COM.
5/05/23	REV. PER 2ND SUB. COM.
7/07/23	REV. PER 3RD SUB. COM.
9/22/23	REV. PER PC COM.
10/20/23	REV. PER STAFF COM.

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 <b>Denial</b> of REZN-22-017978
Sep 2023	<b>Hamby, McGuire, McDaniel, K Carter Meeting / CDP Revised</b>
Oct 2023	CDP revised again (final revision for BOS November meeting)
Nov 2023	FC/BOS <b>Approves</b> REZN-22-017978
Dec 2023	VSA Process Commences
Dec 2024	VSA Approved, <b>Town adopts PRD Zoned development no PC/TC review</b>

## Arrington Timeline

### 2021 - 2023

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





## 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**

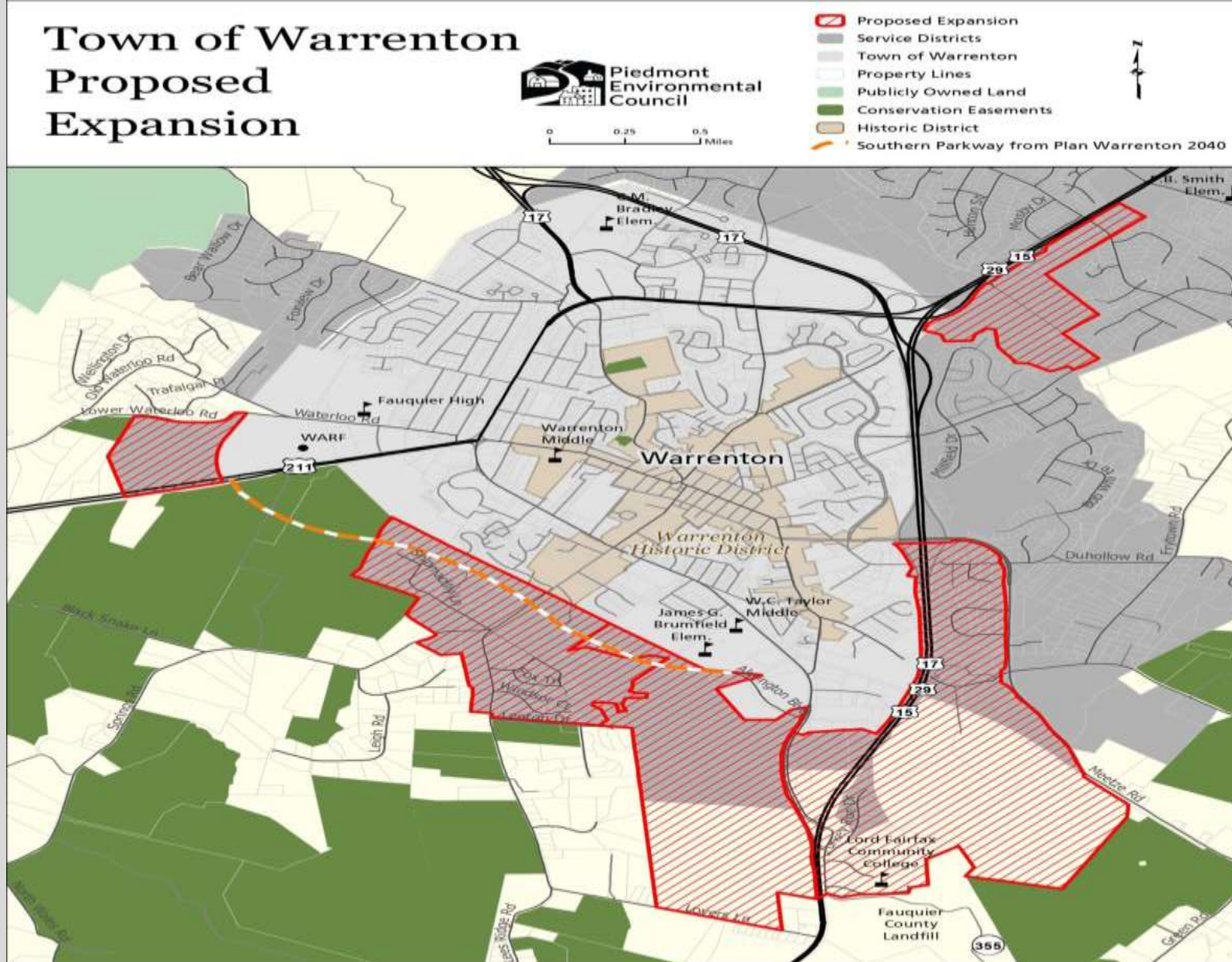
# Intersections studied and Direction of Approach





# 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