

RESOLUTION TO RECOMMEND DENIAL OF SPECIAL USE PERMIT 2024-01: 71 S. FIFTH STREET – AUTO DEALERSHIP, PURSUANT TO SECTION 11-3.10.3 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPIN 6984-42-4640-000)

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

WHEREAS, The Owner/Applicant, Mr. Robert Samia, seeks a Special Use Permit for the establishment of a previous use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). (GPIN 6984-42-4640-000) in the Town of Warrenton and hereinafter referred to as the "Property;" and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.10.3 of the Zoning Ordinance for the establishment of a use on the parcel as an auto dealership in an existing building with no physical changes. The auto-dealership use on the property lapsed in the last few years. The property is zoned C (Commercial District) and designated Old Town Mixed Use in Plan Warrenton 2040; and

WHEREAS, the Planning Commission held a work session on SUP 2024-01 on August 27, 2024 and a Public Hearing on September 17, 2024 where they voted 4-0 (with one member absent) to recommend approval of SUP 2024-01; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance, the Town Council upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on November 12, 2024; and

WHEREAS, the Town Council considered for approval of the Special Use Permit based on Conditions of Approval and Virginia State Code Section 15.2-2286.A.3; and

WHEREAS, the Town Council finds that the Application does not meet the criteria for approval found in Section 11-3.10.3 in the Town of Warrenton Zoning Ordinance; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the Special Use Permit does not meet the criteria for approval found in Section 11-3.10.3 in the Town of Warrenton Zoning Ordinance and is to be recommended for denial based on:

1.

; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 12th day of November 2024, that SUP 2024-01 be, and is hereby, recommended for denial.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Town Recorder