

**RESOLUTION TO RECOMMEND DENIAL OF ZMA 2023-01 WARRENTON UNITED  
METHODIST CHURCH/HERO'S BRIDGE PURSUANT TO SECTION 11-3.9 OF THE ZONING  
ORDINANCE OF THE TOWN OF WARRENTON  
(GPINS 6984-16-5101 PORTION APPROXIMATELY 5.22 ACRES OF THE APPROXIMATELY  
6.31 ACRE PARCEL, 6984-16-7013, 6984-15-1823 AND 6984-15-1930)**

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

**WHEREAS**, the Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street in the Town of Warrenton and hereinafter referred to as the "Property"; and

**WHEREAS**, the Applicant has applied for a Zoning Map Amendment to develop 22 two-family residential dwelling units for a total of 44 units to provide affordable housing to individuals aged 65 and older; and

**WHEREAS**, the Application includes a Small Office/Community Center to be constructed; and

**WHEREAS**, The Applicant is requesting numerous deviations from the Zoning Ordinance requirements for R-PUD zoning under the Virginia Supreme Court's ruling in *Rowland vs. Town of Warrenton* that "the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application"; and

**WHEREAS**, the Owner and Applicant have submitted executed voluntary proffers dated September 20, 2024 and a Concept Development Plan dated September 19, 2024; and

**WHEREAS**, the Planning Commission held two public work sessions on ZMA 2023-01 on July 16, 2024 and August 27, 2024; and

**WHEREAS**, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on September 17, 2024, and October 15, 2024; and

**WHEREAS**, the Planning Commission considered for approval of the zoning amendment based on voluntary proffers and Virginia State Code Section 15.2-2285; and

**WHEREAS**, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.9 in the Town of Warrenton Zoning Ordinance based on the following:

; and \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Planning Commission on this 15<sup>th</sup> day of October 2024, recommends that Town Council deny ZMA 2023-01.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_  
Darine Barbour, Planning Commission Secretary