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September 26, 2022

VIA ELECTRONIC MAIL AND FIRST CLASS MAIL

Christopher Martino
Interim Town Manager
Town of Warrenton
P.O. Box 341
Warrenton, VA 20188

RE: **Warrenton Shopping Center; Request for Water and Sewer Service;
PIN 6995-23-0001-000 and PIN 6995-23-3305-000, Fauquier County;
October 11, 2022 Town Council Meeting**

Dear Mr. Martino:

I am writing to you on behalf of The Morgan Companies ("Morgan"), a long-established regional development company with numerous projects in primarily the southeastern United States, to request that the Town of Warrenton provide water and sewer services to the proposed project described below.

As you probably know, Morgan proposes to develop a Publix anchored shopping center with nearly 100,000 square feet of retail and restaurant uses. (Attached as Exhibit A is an overview of the project, the Morgan Companies, its leadership, and the Publix company.) Fauquier County is supportive of the project but cannot provide water and sewer services in this area of the County through its Water and Sanitation Authority. As a result, the ability to proceed with this project is for the foreseeable future dependent on the Town's ability to provide water and sewer services. According to Publix, the anticipated store sales are as follows: \$24,362,000 annually, with another \$490,000 annually for freshly prepared foods.

Although we recognize the Town, as with any growing community, has competing water and sewer demands, we are hopeful the Town's Utility Department will be able to accommodate this important project so that it can move forward. To that end, it is our understanding that the extension of services to this project has been placed on the Town Council's agenda for the October 11, 2022 Council meeting, contingent on the provision of documentation of anticipated water demand.

To that end, and attached as Exhibit B to this letter, is a Memorandum from the Timmons Group to the County's Chief of Planning, Adam Shellenberger, providing estimated water demand for each of the prospective uses, including the grocery anchor. The Memorandum includes a Conceptual Layout of the Center. The planning issues, including zoning,

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comprehensive plan amendment, access, traffic, parking, buffers and stormwater management are being handled by the County's planning staff and applications will be filed by Morgan once it is clear that water and sewer services can be provided by the Town. Morgan recognizes that the Tri-Party Agreement for the provision of utility services by the Town to areas within the County will need to be amended to implement this service.

We have requested confirmation from the Fauquier County Water and Sanitation Authority that it is unable to provide the requested services, which should be provided to the Town well before the October 11, 2022 Council Meeting. Please advise if you require additional information or clarification. Representatives of Morgan will attend the October 11 Council Meeting, so please confirm that this matter will be placed on the Council's agenda.

Yours very truly,



H. Clark Leming

cc: Adam Shellenberger
Benjamin R. Shoemaker
Frank Cassidy
Jeff Surrency
Trey Morgan