



**Town Council  
Tri-Party Agreement  
Amendment Request  
October 11, 2022**

# Request

## Warrenton Shopping Center

- PINs 6995-23-3305-000 and 6995-23-0001-000
- Applicant: Morgan Companies
- County Zoning: R-4 (Residential)
- 17.58 acres (Combined)

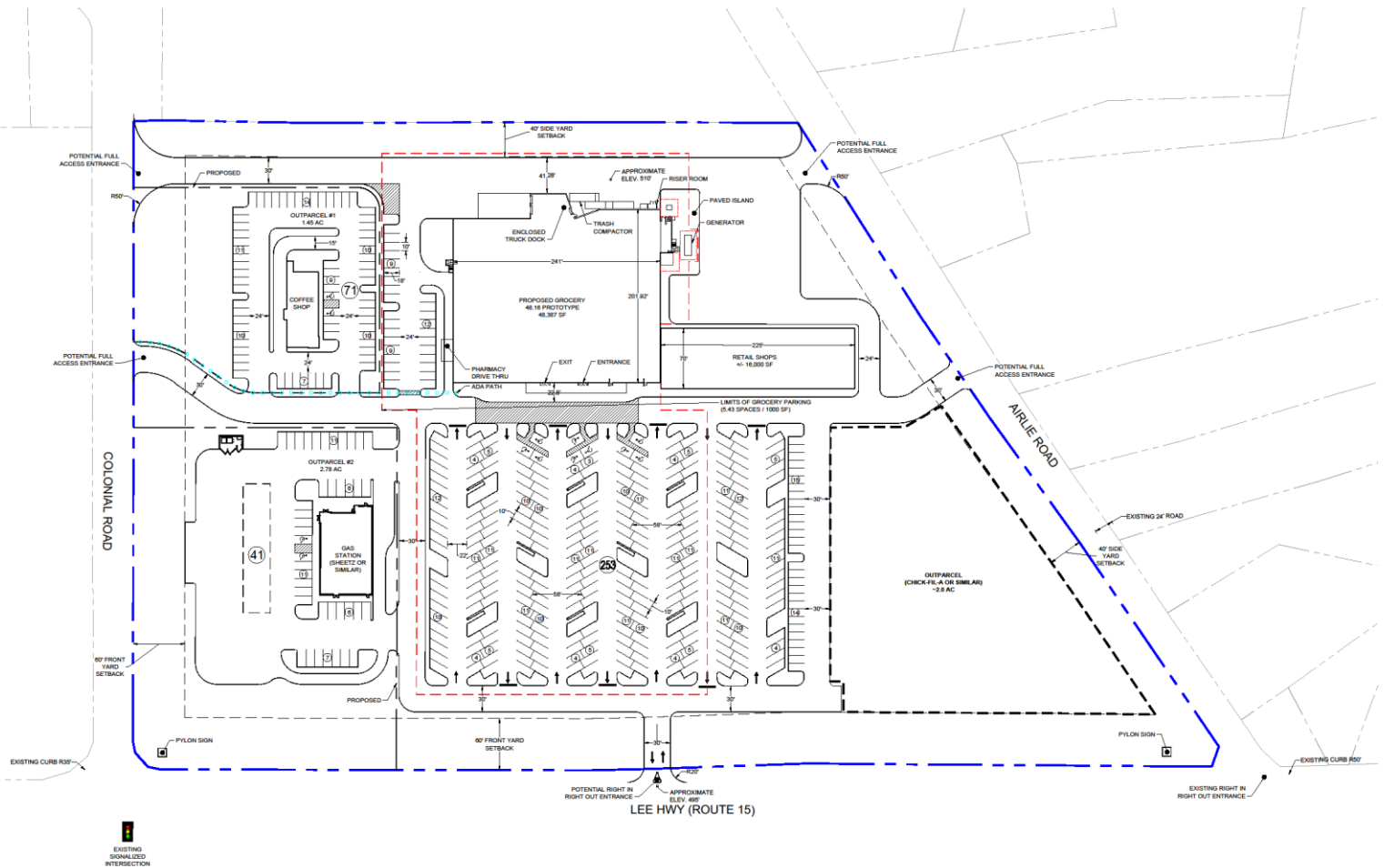
## Location



# Proposal

- Commercial Center:
  - 48,387 s.f. Grocery Store
  - 16,000 s.f. Retail Shops
  - 7,250 s.f. Coffee Shop
  - 10,000 s.f. Fast Food Eating Establishment
  - 13,900 s.f. Convenience Store with Gas Pumps
- Water Demand:
  - Grocery Store (3,000 gpd)
  - Retail Shops (2,000 gpd)
  - Coffee Shop (2,000 gpd)
  - Fast Food Eating Establishment (2,500 gpd)
  - Convenience Store with Gas Pumps (2,500 gpd)

# Concept Plan



## EXHIBIT 1 - WARRENTON SHOPPING CENTER

Conceptual Layout - Fauquier County, VA - March 29, 2022



SCALE 1"=50'  
0 50' 100'

# **Next Steps**

- Make a decision to amend the Tri-Party Agreement
- Pass a Resolution to update the Agreement if in favor





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