



**Planning Commission Work Session**  
**SUP 2023-04 Taylor Middle School**  
**February 20, 2024**

*PC Decision Deadline May 30, 2024 Unless Applicant Defers*

# Request

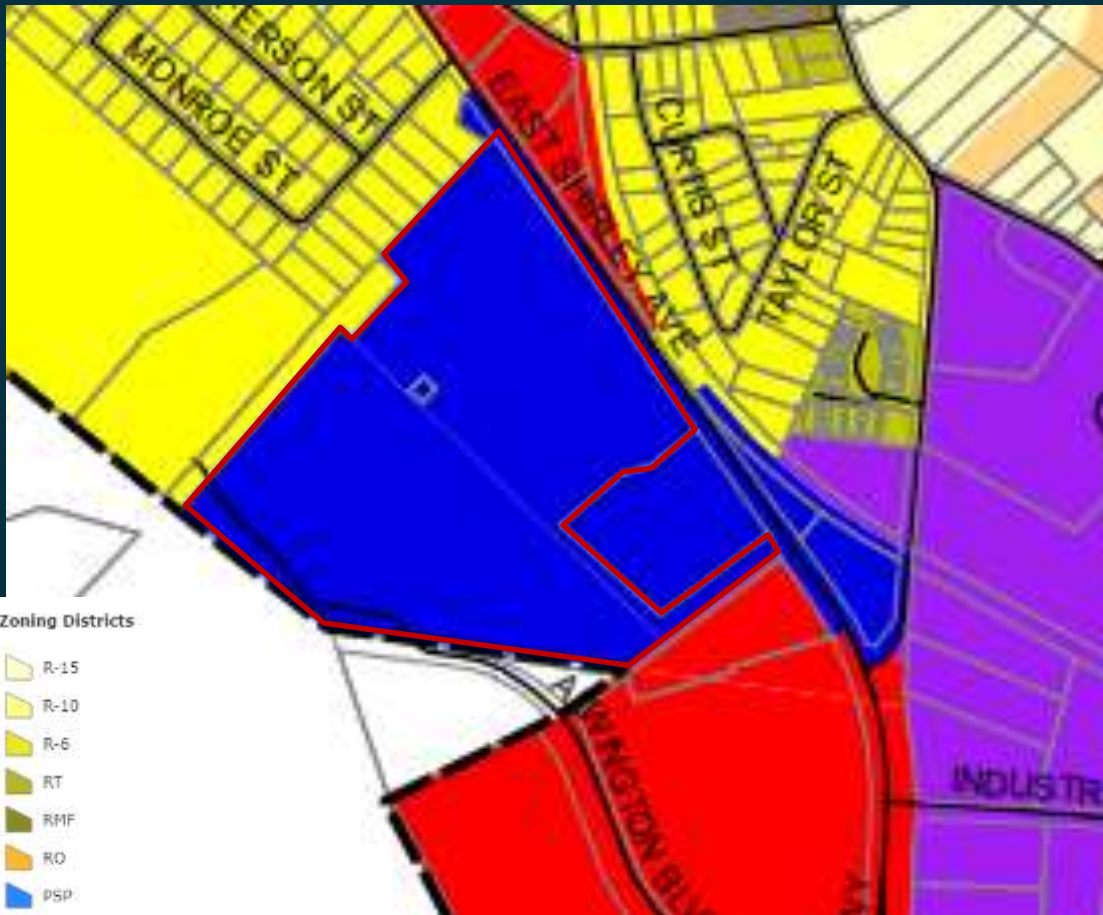
- **GPIN Applicant:** 6984-48-7973-500
- **Property Owner:** Fauquier County School Board
- **Representative:** Luke Fetcho, Timmons Group
- **Zoning:** PSP (Public/Semi Public)
- **Comprehensive Plan:** Public/Semi Public Non-Intensive
- **SUP** to allow for an addition in excess of 10,000 square feet (proposing additional approximate 68, 231 square feet)

## Location



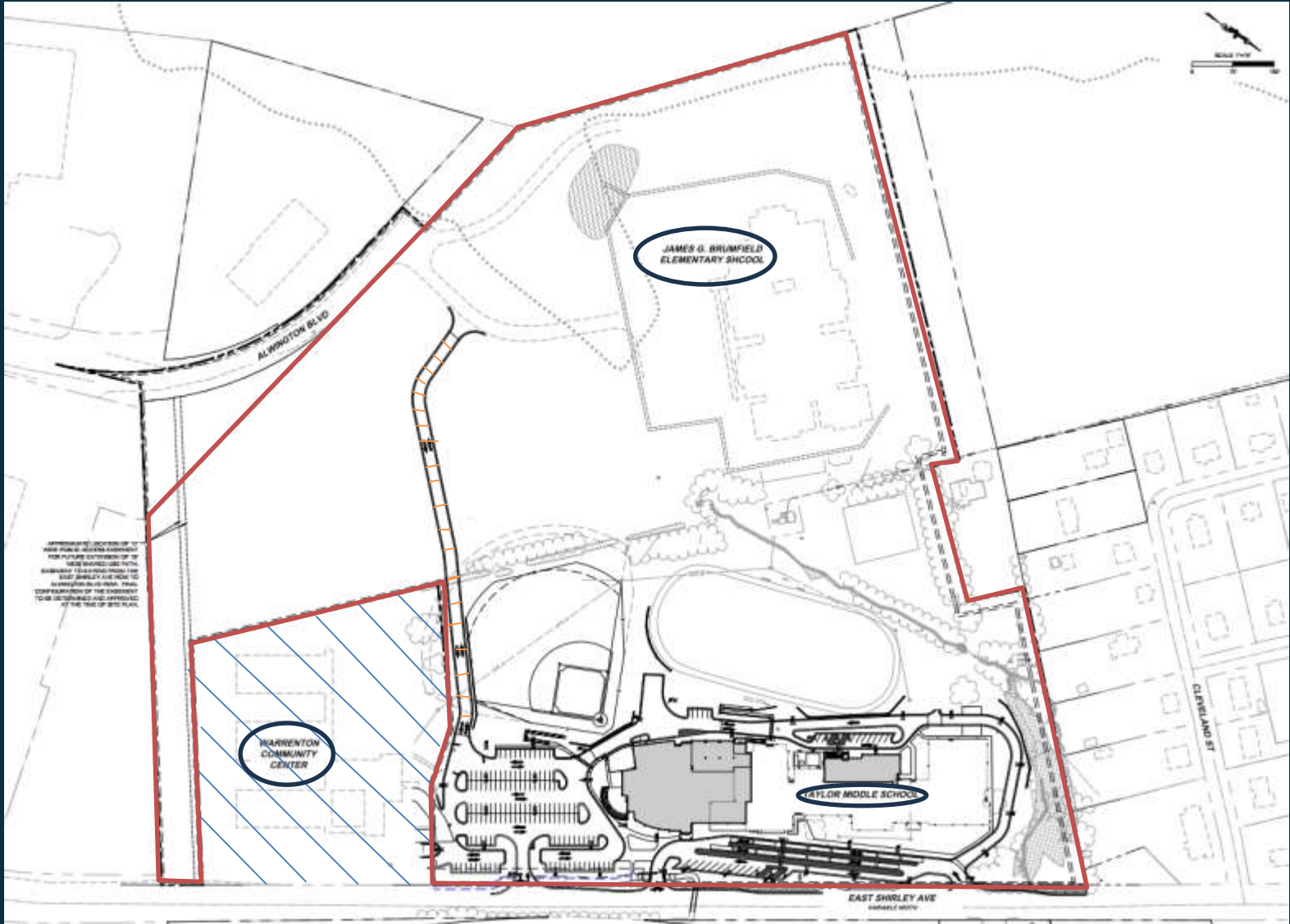
# Adjacent Uses

## Zoning Map



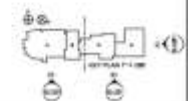
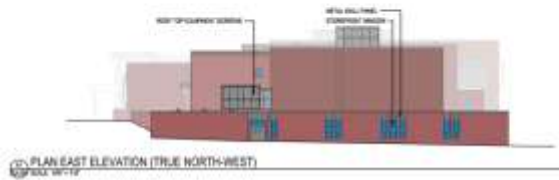
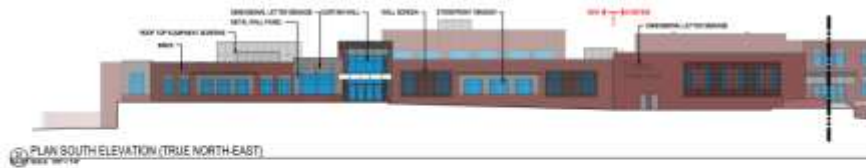
- R-10 Single Family Residential
- Commercial
- Public/Semi Public
- County Approved Future Housing

# SUP Plan

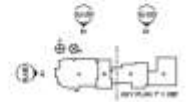
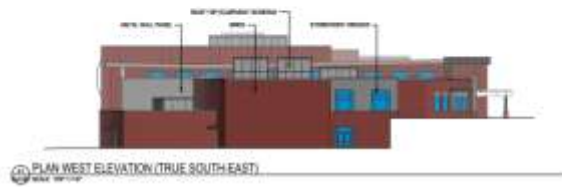
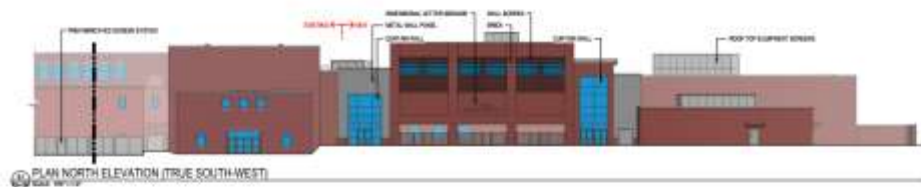
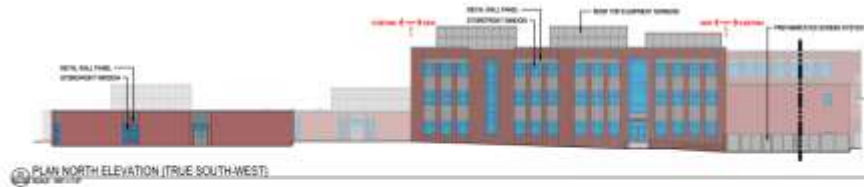


Proposed SUP Plan

# Elevations



# Elevations

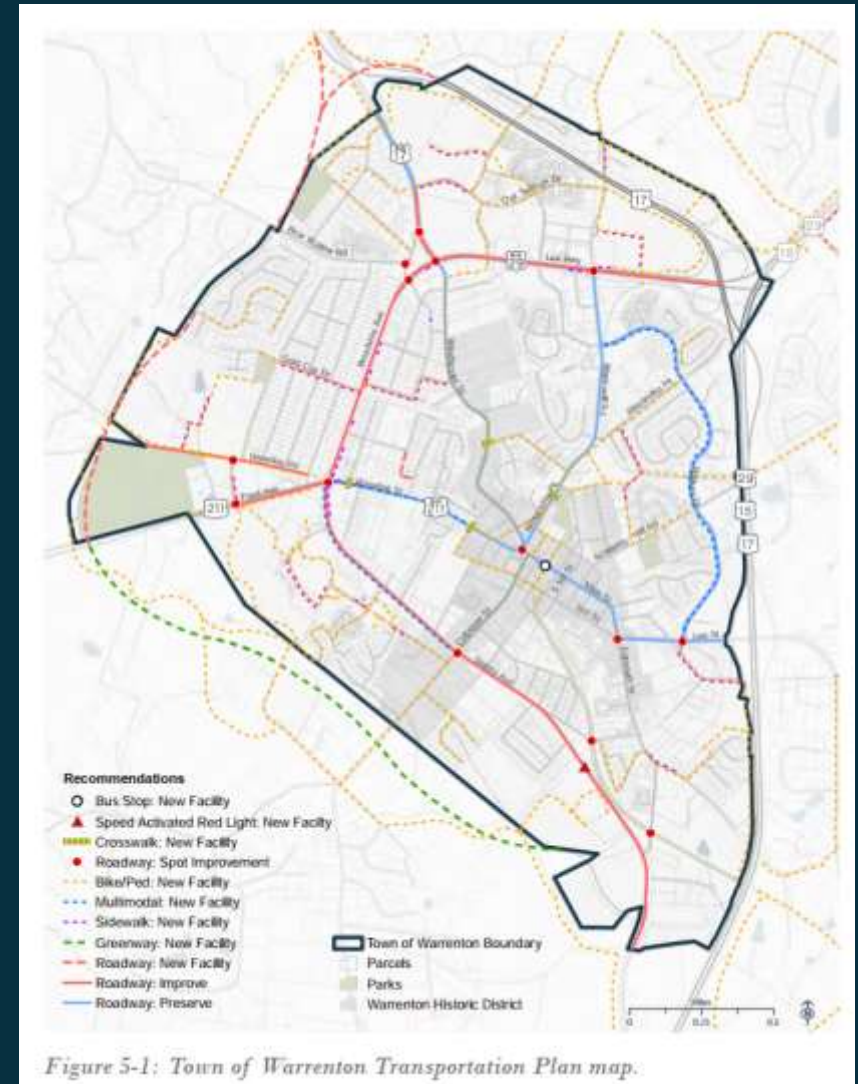


# Agency Reviews

- Full site
- Transportation and Internal Circulation
- Parking Orientation
- Walkability/Bicycle Connections
- Landscaping
- Lighting
- VDOT Pipeline Study
- Fauquier County Arrington Proffers

# Town Policies – Plan Warrenton 2040

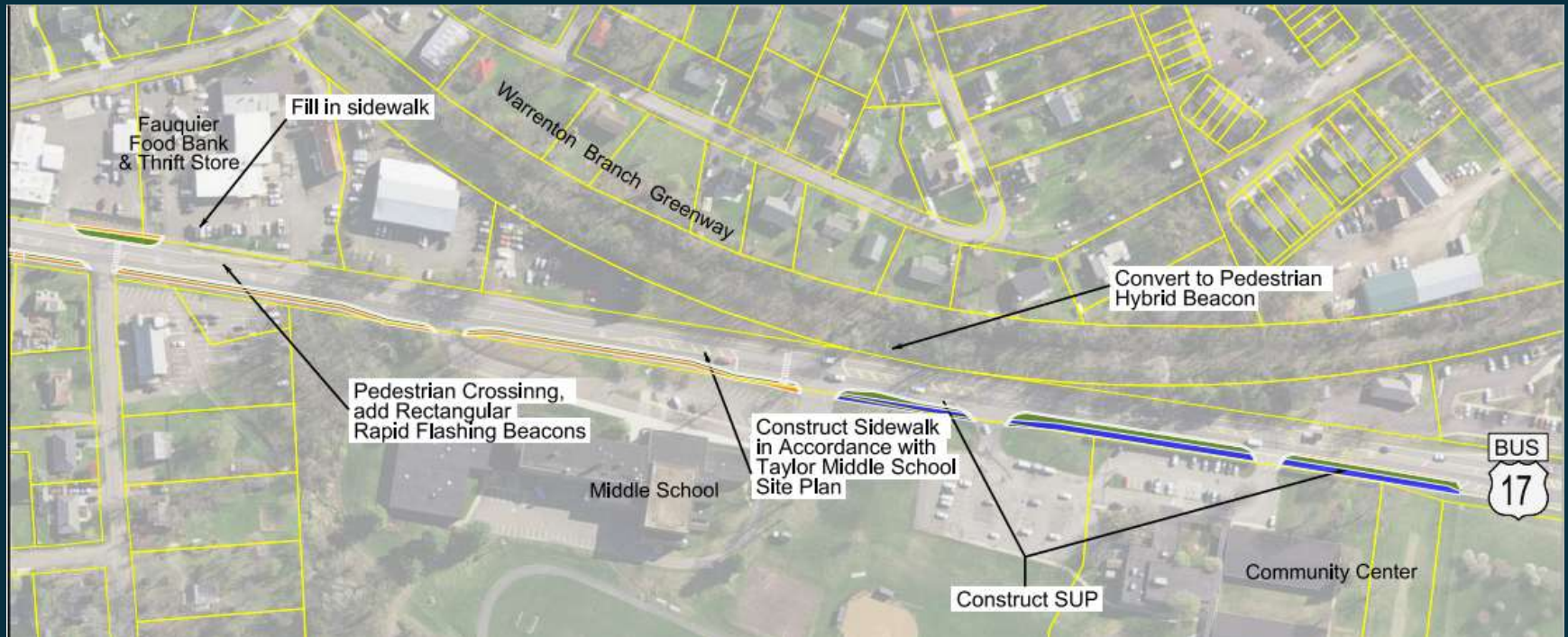
- Walkability Audit & Complete Streets
- Transportation Map – Bike/Ped New Facility links to County Plan
- Shirley Ave = Signature Road
- T-1.4 *Maintain the capacity of Signature Streets by providing multimodal accommodations and incorporating innovative approaches.*





# Preliminary VDOT Pipeline

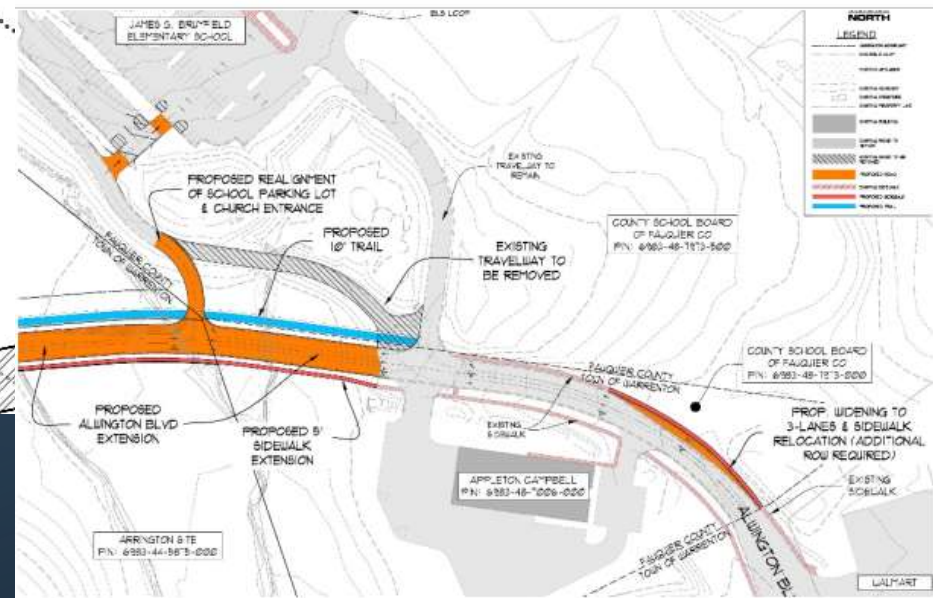
Add Sidewalk from Culpeper to Taylor MS  
Construct Shared Use Path Taylor MS to Walmart



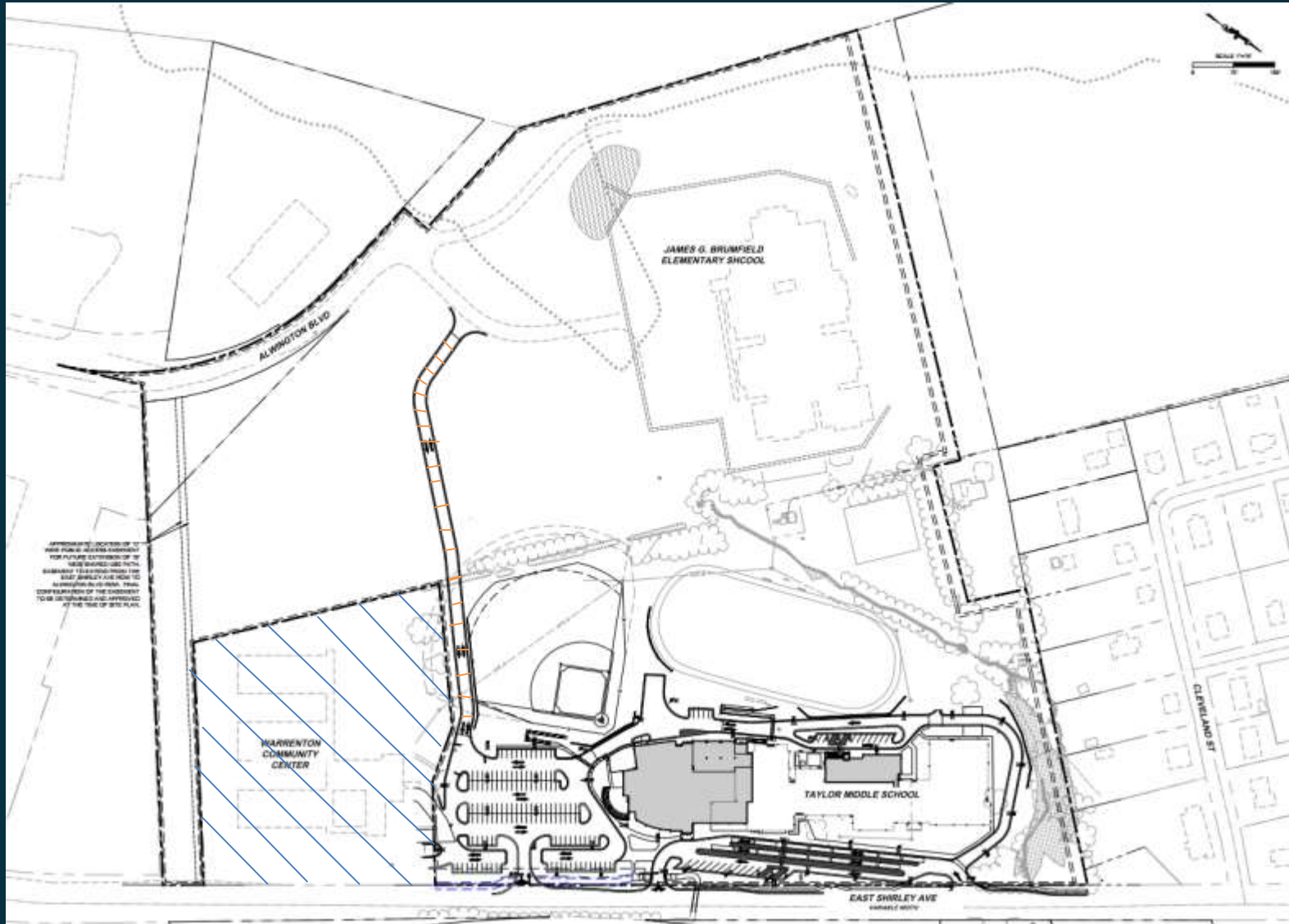
Prior to issuance of 21<sup>st</sup> occupancy permit for a residential dwelling unit.

FUTURE ARRINGTON BLVD ROAD PLANS  
PART OF ARRINGTON PLAN, REZN-22-017978  
(TOWN PROVIDED INFORMATION,  
IMPROVEMENTS NOT PART OF THIS  
APPLICATION, FOR REFERENCE ONLY)

SCHOOL STAFF TO CLOSE  
ACCESS ROAD WITH GATE  
DURING SCHOOL HOURS  
AND WILL BE OPEN FOR PICK  
UP AND DROP OFF ONLY



# SUP Plan



Proposed SUP Plan