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Draft Conditions of Approval Taylor Middle School Addition & Renovation Special Use Permit SUP# 23-4

GPIN 6983-48-7973-500

Owner/Applicant: County School Board of Fauquier County

02/07/2024

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

- 1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
- 2. 2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Timmons Group, dated January 12, 2024. Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.
- 3. Use Parameters:
 - a. Special Use Permit Area The Special Use Permit shall apply to the entire +/-39.18 acre site.
 - b. Use Limitations The use shall be limited to an institution and related facilities including the school and those accessory uses customarily incidental to the primary uses.
- 4. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
- 5. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).
 - a. Landscaping The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.

- b. Minimize Clearing and Grading The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
- 6. Lighting:
 - a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
 - b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
 - c. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.
- 7. Transportation:
 - a. Vehicular Access The primary site shall be accessed from E. Shirley Avenue with a secondary access from the bus loop entrance to Brumfield ES off of Alwington, which will also be the primary parent drop-off and pick up route. Egress shall be controlled via a stop sign traffic control with stop bar at the exits. The existing traffic signal will control the bus exit from the middle school site.
 - b. Handicapped Parking and Signage Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
 - c. At the time of Final Site Plan, dedication of a public access easement shall be dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center as well as on the portion of the school property south of the existing Community Center extending west to Alwington Blvd. The public access easement shall be of sufficient width to facilitate the extension of a future 10' wide Shared Use Path.
- 8. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional onsite services necessary to serve the school use. The site sanitary will be served by public sewer, with the property Owner responsible for the conveyance of the sewer to the Town pump station. No improvements to the pump station or related infrastructure will be required as part of this project.
- Retaining Walls: To minimize grading and impact to existing features, the site retaining walls reflected on the SUP Plat may exceed the minimum height requirements as specified in Section 2-19.4 of the Town of Warrenton 2006 Zoning Ordinance.