

**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.

