

November 12, 2024  
Town Council  
Public Hearing

**DRAFT RESOLUTION TO RECOMMEND APPROVAL SPECIAL USE PERMIT 2024-01: 71 S. FIFTH STREET – AUTO DEALERSHIP, PURSUANT TO SECTION 11-3.10.3 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPIN 6984-42-4640-000)**

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, The Owner/Applicant, Mr. Robert Samia, seeks a Special Use Permit for the establishment of a previous use as a car dealership at 71 S. 5th Street (+/- 0.2869 acres). (GPIN 6984-42-4640-000) in the Town of Warrenton and hereinafter referred to as the "Property;" and

**WHEREAS**, the Applicant has applied for a Special Use Permit pursuant to §3-4.10.3 of the Zoning Ordinance for the establishment of a use on the parcel as an auto dealership in an existing building with no physical changes. The auto-dealership use on the property lapsed in the last few years. The property is zoned C (Commercial District) and designated Old Town Mixed Use in Plan Warrenton 2040; and

**WHEREAS**, the Planning Commission held a work session on SUP 2024-01 on August 27, 2024 and a Public Hearing on September 17, 2024 where the Planning Commission voted 4-0 (with member being absent) to recommend approval of SUP 2024-01; and

**WHEREAS**, pursuant to §11-3 of the Zoning Ordinance, the Town Council, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Work Session on October 8, 2024 and a Public Hearing on November 12, 2024; and

**WHEREAS**, the Town Council considered for approval of the Special Use Permit based on Conditions of Approval and Virginia State Code Section 15.2-2286.A.3; and

**WHEREAS**, the Town Council finds that the Application meets the criteria for approval found in Section 11-3.10.3 in the Town of Warrenton Zoning Ordinance; and

**WHEREAS**, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the Special Use Permit is to be recommended for approval subject to certain conditions;

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Town Council on this 12<sup>th</sup> day of November 2024, that SUP 2024-01 be, and is hereby, recommended for approval to Town Council, subject to the conditions as written in the Conditions of Approval.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_

**Town Recorder**