



**Planning Commission Public Hearing**  
**SUP 2023-04 Taylor Middle School**  
**March 19, 2024**

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

# Special Use Permit Application

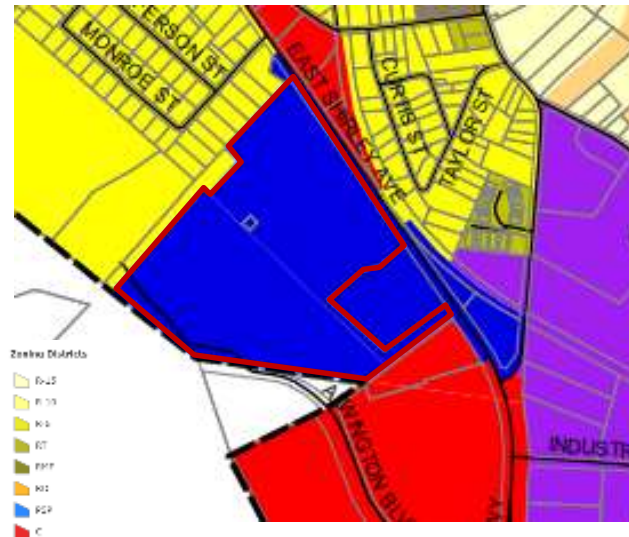
- **GPIN Applicant:** 6984-48-7973-500
- **Property Owner:** Fauquier County School Board
- **Representative:** Luke Fetcho, Timmons Group
- **Zoning:** PSP (Public/Semi Public)
- **Comprehensive Plan:** Public/Semi Public Non-Intensive
- SUP to allow for an addition in excess of 10,000 square feet (proposing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

## Location



# Adjacent Land Uses

## Zoning Map



R-10 Single  
Family  
Residential

Commercial

Public/Semi  
Public

County Approved  
Future Housing

# Fauquier County Arrington Rezoning



## 2023 Rezoning Amendment:

- Amend 2015 Approvals
  - Revised Proffer Statement, CDP & COD
- Rezone 27.65 ac from RA to PRD
  - Subject to Revised Proffer Statement, CDP & COD
- Southern 197.11 ac of RA Not Included
  - Previous Proffers, Easement Commitment, CDP & COD would not apply to this property.

## Development Scenarios:

- Base: 217 du (0.93 du/ac) w/ 99.14 ac Open Space (42%)
  - Public Water & Private Sewer
- Alternative A: 211 du (1.01 du/ac) w/ 108.44 ac Open Space (52%)
  - Incorporated into Town of Warrenton / Public Water & Sewer
  - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
  - Unplanned Future Commercial: 25 ac
- Alternative B: 270 du (1.29 du/ac) w/ 108.88 ac Open Space (52%)
  - Incorporated into Town of Warrenton / Public Water & Sewer
  - Off-site ROW & Easements
  - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
  - Unplanned Future Commercial: 25 ac

# 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.*

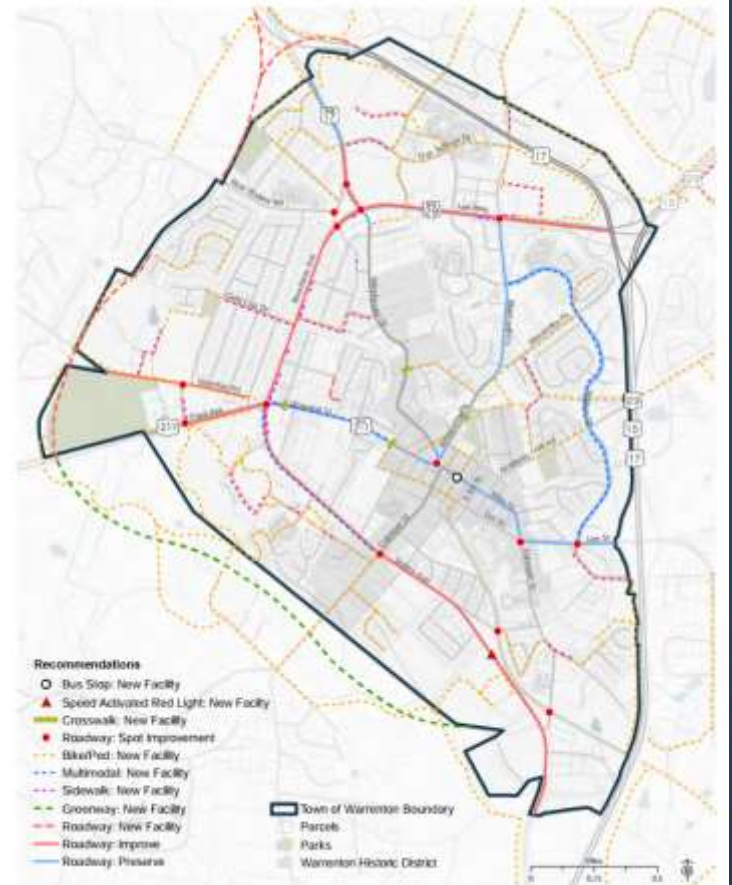


Figure 5-1: Town of Warrenton Transportation Plan map.

# FEMA Map

FEMA Flood Zones

 A - 100 Year

 AE - 100 Year BFE Determined

 X Shaded - 500 year

 X



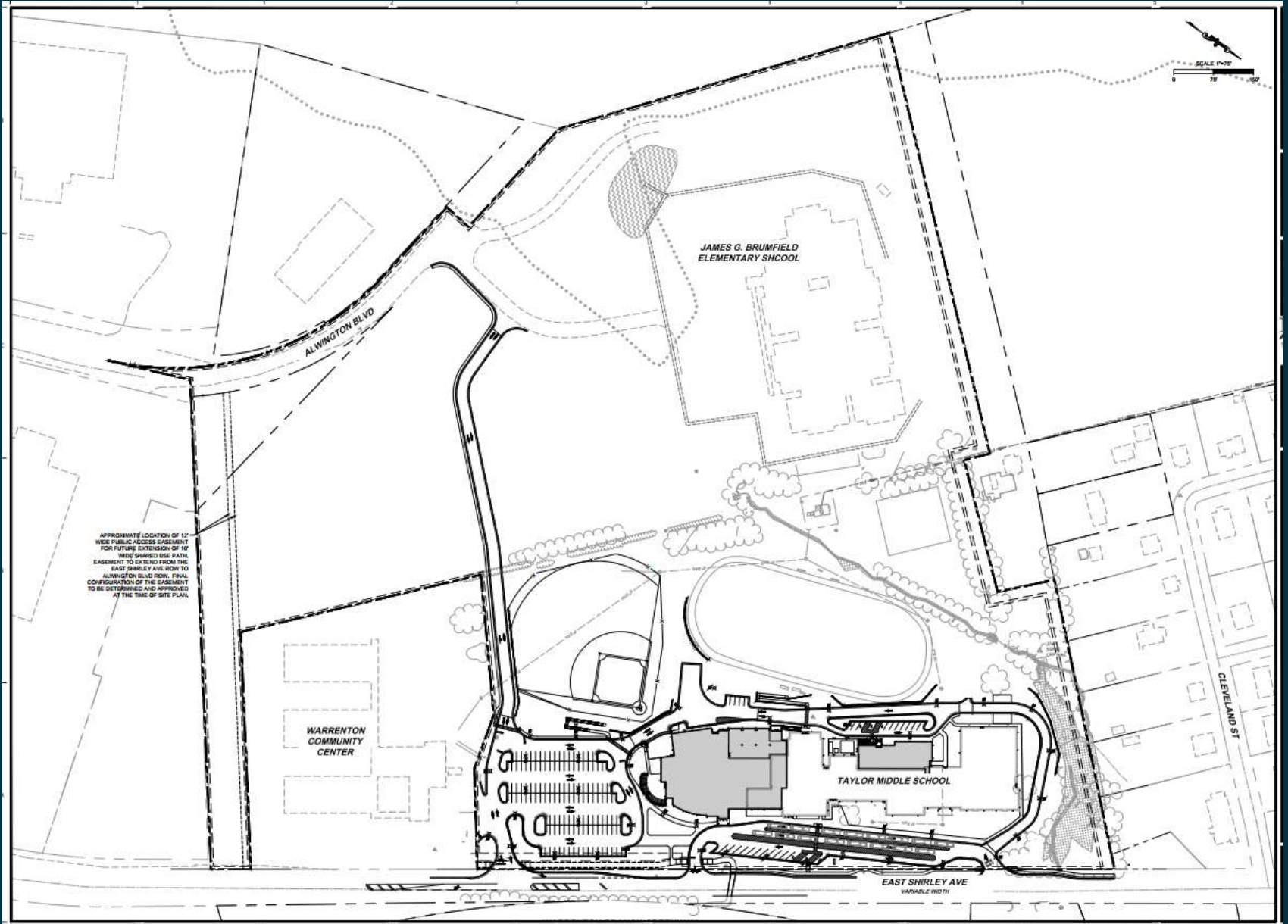








# SUP Plan



# SUP Plan

Gate



Potential SWM Area

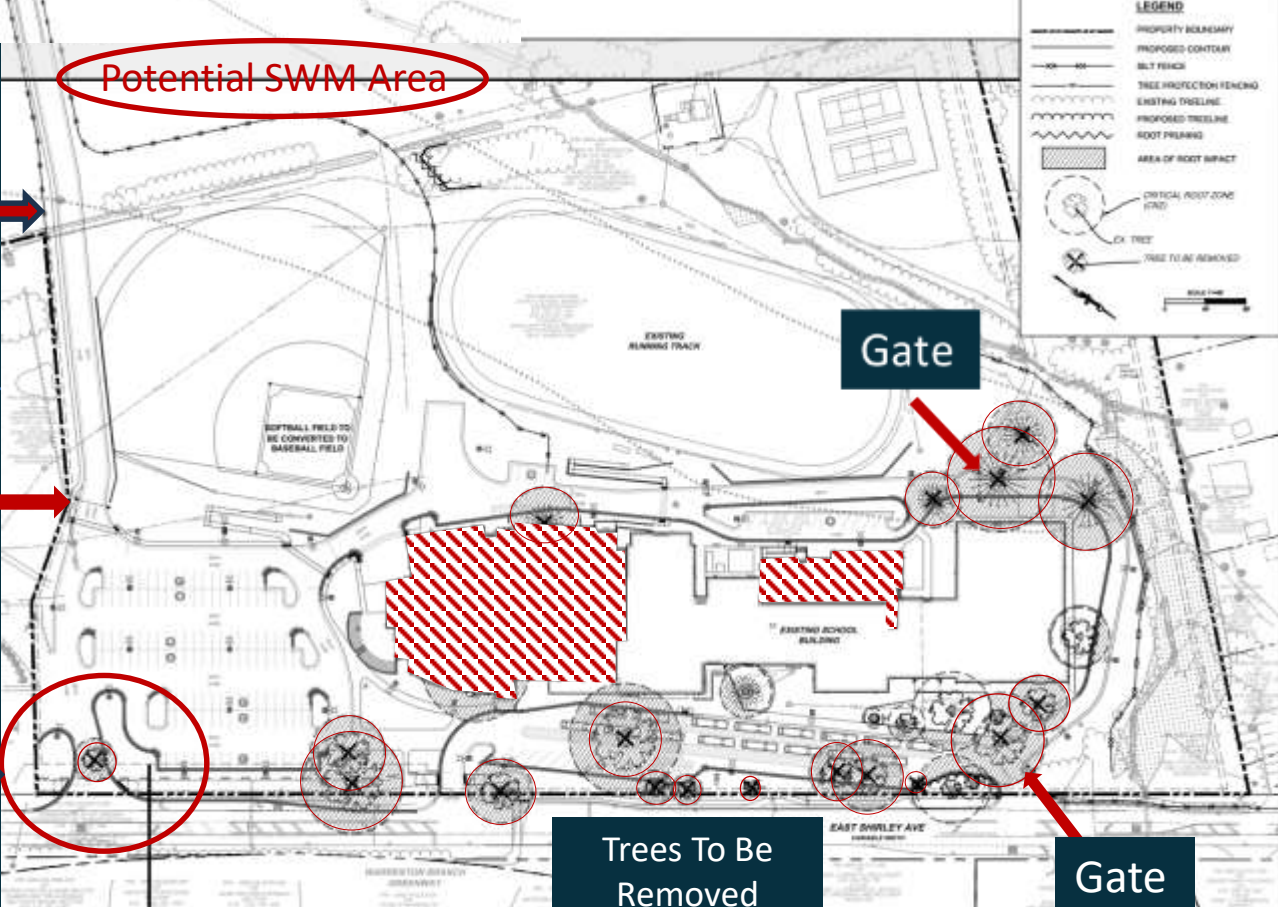
Added Sidewalk



Gate



Redesigned Parking Lot Entrance

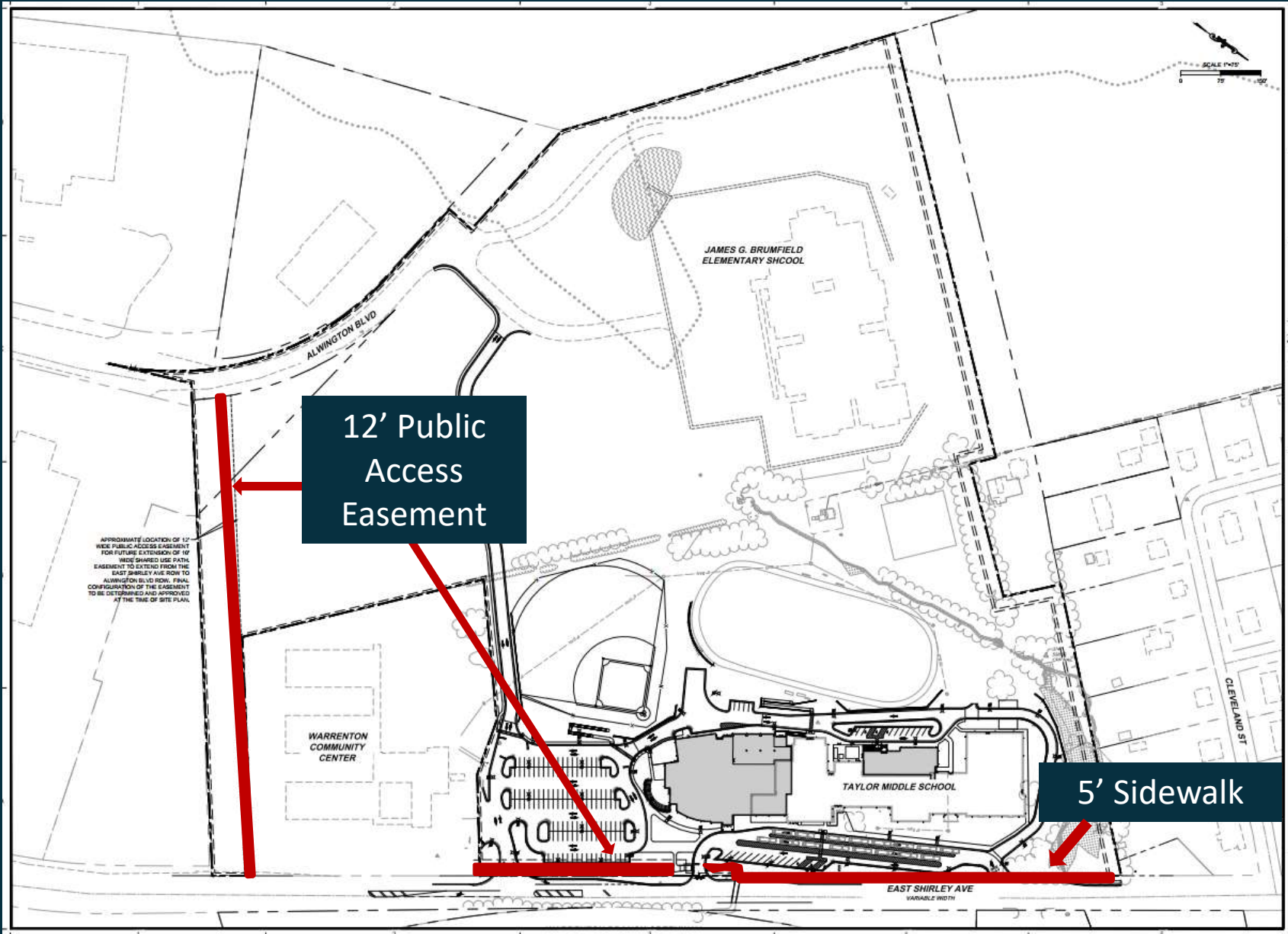


Gate

Trees To Be Removed

Gate

# SUP Plan



# Waiver Request – Article 2.19 Zoning Ordinance Exceed 6' Retaining Walls

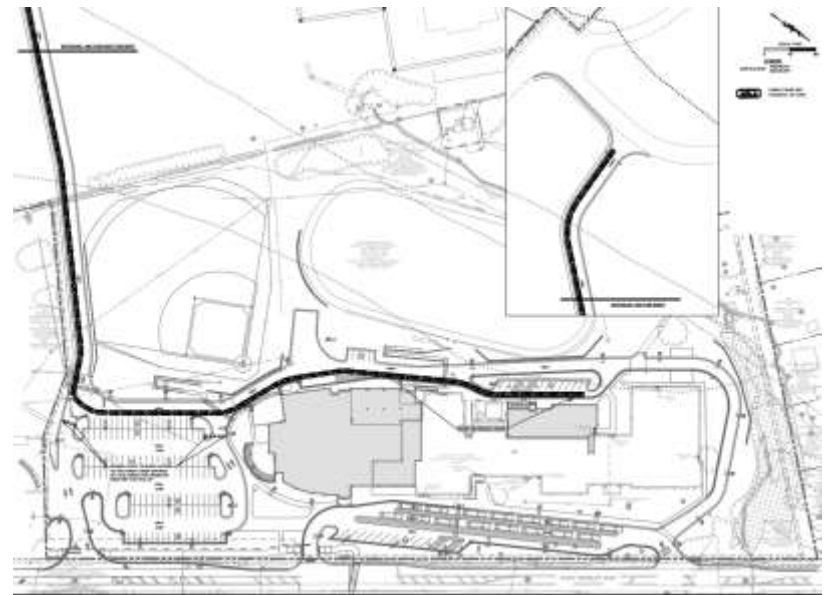
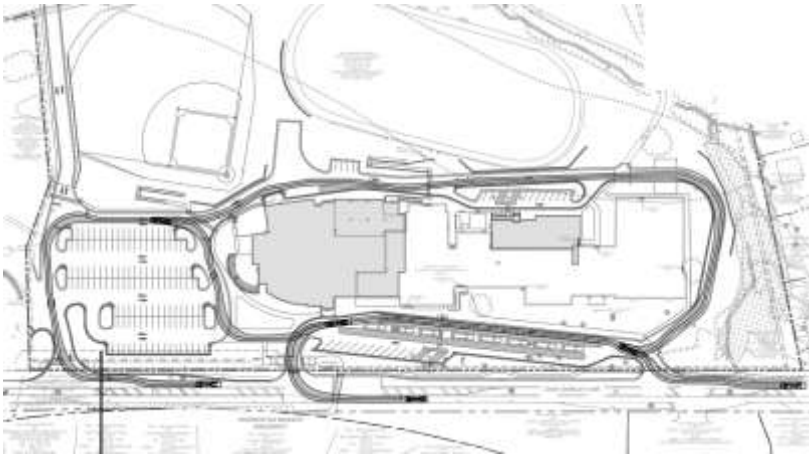


- THIS APPLICATION ALSO REQUESTS A ZONING MODIFICATION TO E.S. 2-18.A TO PERMIT SIX RETAINING WALLS TO EXCEED 6' IN HEIGHT, OR UNDER TO:
1. AVOID SIGNIFICANT IMPACT TO EXISTING WETLANDS
  2. REVERSE CLEARING AT THE NORTH-SOUTHWEST CORNER OF THE BUILDING ADJACENT TO THE PROPOSED EMERGENCY ACCESS ROAD.
  3. PRESERVE AND MAINTAIN THE EXISTING GRAVEL TRACK AND BASEBALL FIELD.

**WAIVER REQUESTS**  
FAULKNER COUNTY PUBLIC SCHOOLS  
TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION  
REVISION: 08/20/2018

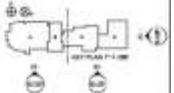
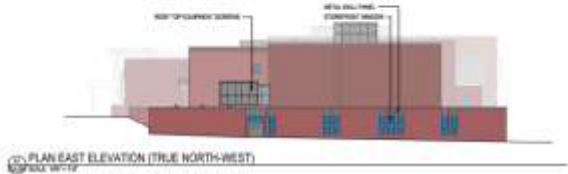
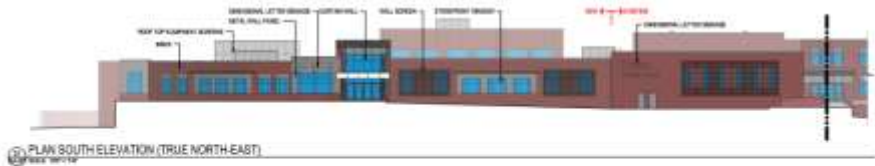


# Auto Turn and Stacking



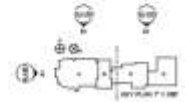
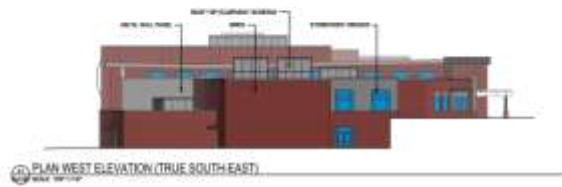
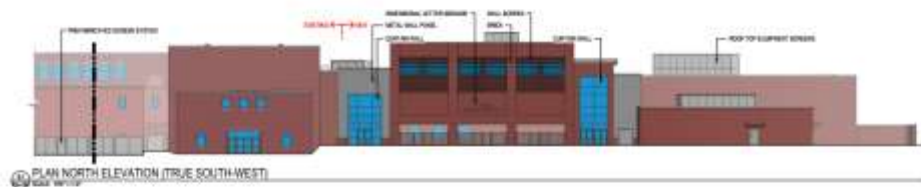
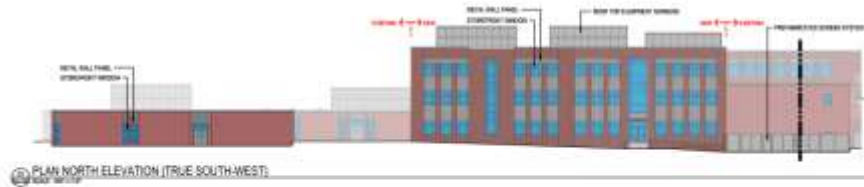


# Elevations





# Elevations



# Agency Reviews



Full site



Transportation and Internal Circulation



Parking Orientation



Walkability/Bicycle Connections



Landscaping



Lighting



VDOT Pipeline Study

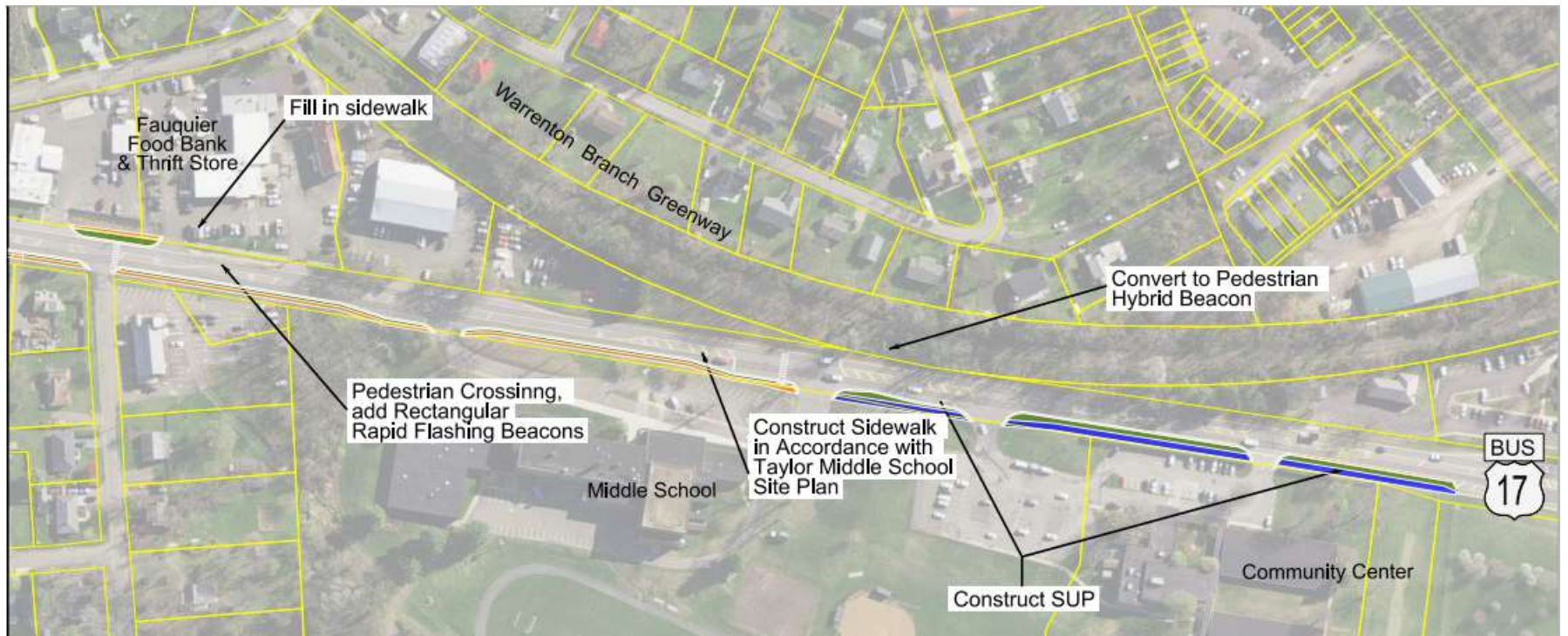


Fauquier County Arrington Proffers

# Preliminary VDOT Pipeline

Add Sidewalk from Culpeper to Taylor MS

Construct Shared Use Path Taylor MS to Walmart



# Draft Conditions of Approval

- General
  - Substantial Conformance
  - Use Parameters
  - Use Limitations
  - Zoning Ordinance: Signage, Refuse, Lighting, Landscaping
  - LED
  - Public Water and Sewer
  - Emergency Service Access

# Draft Conditions of Approval

- Transportation
  - Bus Loop/Parent Drop Off
  - No Stacking in Public ROW
  - Public Access Easement Dedication Final Site Plan
  - ROW Dedication/Construction Easement Alwington Improvements Final Site Plan
  - Shirley Ave Grading Final Certificate of Occupancy

# Next Steps



Hold Public Hearing



Decision Deadline May 30, 2024 – Unless  
Applicant Defers