

RESOLUTION TO RECOMMEND DENIAL SPECIAL USE PERMIT 22-05 WARRENTON VILLAGE CENTER MIXED USE PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON (GPINS 6985-20-7247 and 6984-29-6753)

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

WHEREAS, Warrenton Village Center, and the owners, Jefferson Associates LP and Warrenton Center, LLC, with the Applicant, NewCastle Development Group ("the Applicant"), are the requesting a Special Use Permit approval on a parcel of land containing approximately 29.05 acres, identified as GPINS 6985-20-7247 and 6984-29-6753, located at the existing Warrenton Village shopping center bordered by Oak Springs Drive, Branch Drive, Lee Highway, and Broadview Avenue 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 and §9-25 of the Zoning Ordinance for approval to create a mixed-use development in the existing shopping center to include up to 320 apartments, up to 34 2-over-2s, and up to 32 townhomes with the addition of a central plaza, enhanced internal road network, and pedestrian infrastructure to promote walkability, hereinafter the "Special Use Permit"; and

WHEREAS, the Applicant requested waivers and modifications to the Zoning Ordinance for Article 2-6.1 to allow for density increase to 386 units at approximately 13.28 units/per acre; Article 3-4.10.4 to allow for 14' setbacks from Public Right of Way on the east side of Broadview Avenue and 0' setbacks along internal parcel lines within Warrenton Village Center; Article 8-8.5 to allow for 0' buffer width between commercial and residential uses within Warrenton Village Center and 14' buffer width between Public Right of Way and residential uses along the east side of Broadview Avenue; Article 2-20 to allow for maximum building heights of 54' along Oak Springs Drive (Block 1), 36' along Broadview Avenue (Block 1), 36' within Block 2, and 45' within Block 3; Article 3-4.4.5.3 to allow for seven multifamily townhome and/or 2-over-2 units to be grouped contiguously, and Article 2-19 to allow retaining walls in excess of six feet on Oak Springs Drive and Hastings Lane; and

WHEREAS, the Planning Commission held three public work sessions on SUP 2022-05 on March 19, 2024; April 16, 2024; April 23, 2024; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on June 18, 2024; and

WHEREAS, the Planning Commission considered the Special Use Permit based on draft Conditions of Approval and Virginia State Code Section 15.2-2286.A.3; and

WHEREAS, the Planning Commission finds that the Application does not meet the criteria for approval found in Section 11-3.10.3 in the Town of Warrenton Zoning Ordinance based on

1. XXX

; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Planning Commission on this 18th day of June 2024, that SUP 22-05 be, and is hereby, recommended for denial to Town Council.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Darine Barbour, Planning Commission Secretary