



Town Council Public Hearing
SUP 23-1 St John the Evangelist
December 12, 2023

Request

Amend June 3, 1986 SUP

- **GPIN Applicant:** 6984-36-7135-000
- **Property Owner:** Catholic Diocese of Arlington (St Johns Catholic School Tees)
- **Representative:** Jim Carson
- **Zoning:** R-10 Residential
- **Comprehensive Plan:** Live Work Neighborhood
- SUP Amendment to allow for *(demolition permit approval required)* the demolition of a 11,000 sq ft classroom/dormitory building and construction of a 13,000 sq ft, three floor office building *(ARB COA required)*

Proposed Location



Previous SUP Approval

- June 3, 1986 SUP Approval for Expansion of Church and School
- Town Council Minutes/2017 Zoning Determination Letter
 1. Construct School in two phases
 2. Phase 1 enrollment 270
 3. Phase 2 enrollment 540
 4. Relocate the convent
 5. Right of way dedication to centerline of King Street (aka John E Mann Street) and Winchester
- SDP 2017 -01
 - Note on Approved SDP - Public Works and Utility stated SWM/BMP calculations would not be required at that time *“however, as new projects are proposed by the Church, the additional work will be considered accumulative to this plan and will trigger the Commonwealth’s SWM Regulations.”*

Adjacent Uses

Zoning Map

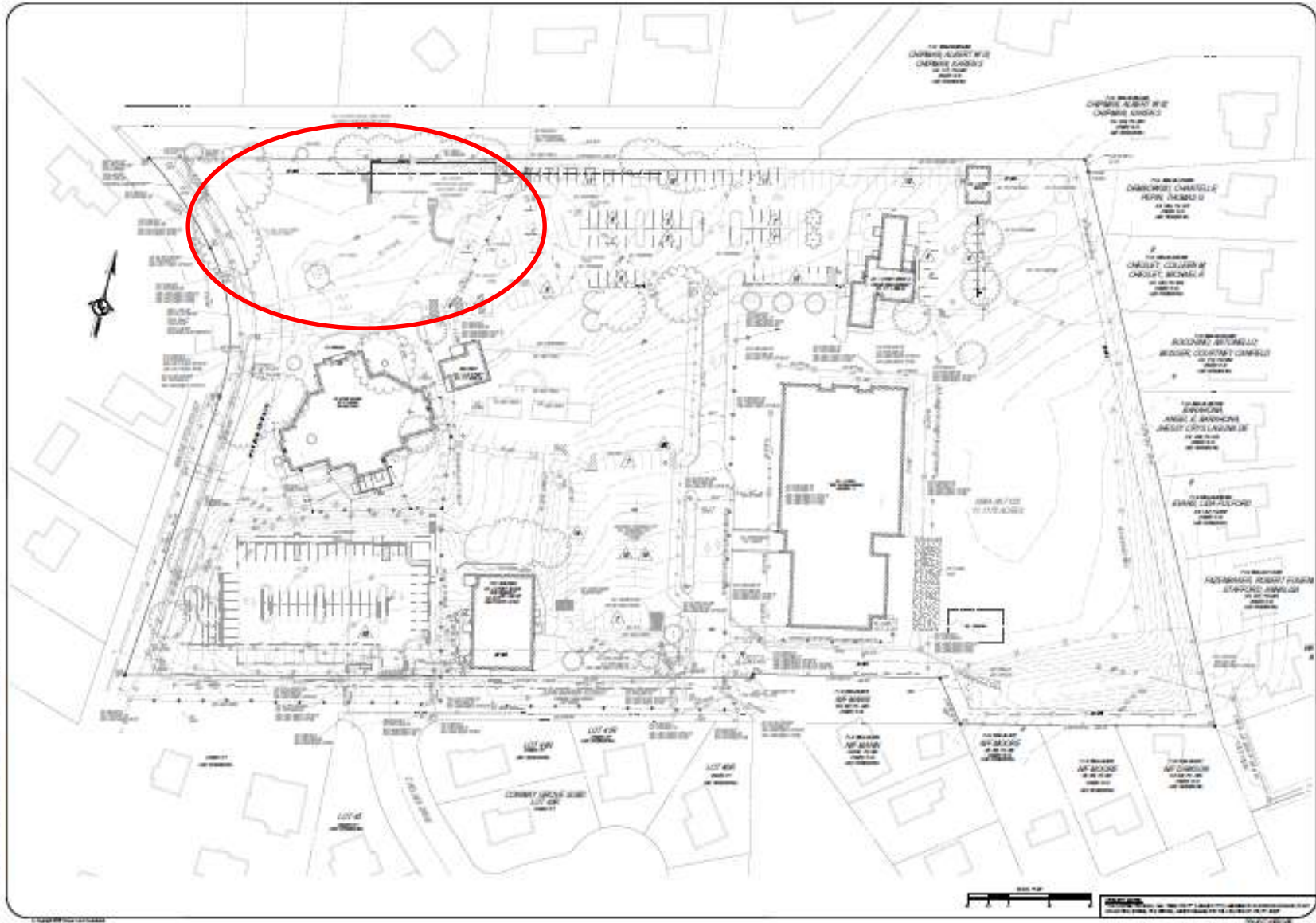


- R-10 Single Family Residential
- Conway Grove Single Family Residential, Reserve at Moorhead Single Family Residential, Richards Lane/Winchester Street/John E Mann Single Family Residential
- Historic District

Zoning Districts

- R-15
- R-10
- R-6
- RT
- RMF
- RO
- PSP
- C

Existing Conditions Plan



CARLSON
LAND MANAGEMENT

NOT FOR
CONSTRUCTION

**SAINT JOHN THE EVANGELIST
CATHOLIC CHURCH**
MANASSAS, VA



EXISTING
CONDITIONS
PLAN

DATE: 1/11/11
SHEET: 2
OF: 4

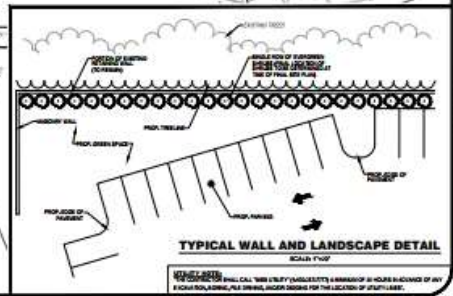
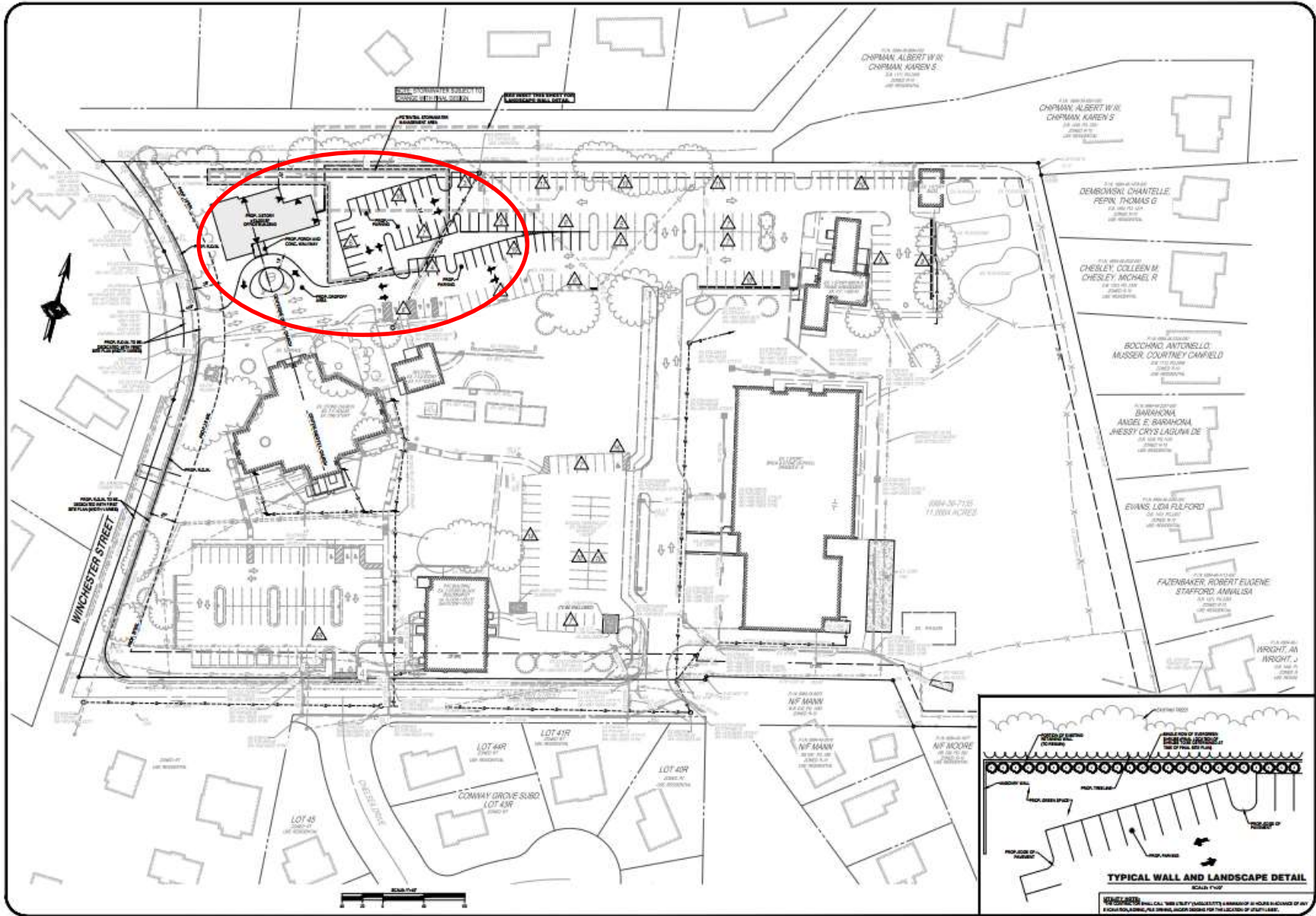
11111 N. W. 11111 N. W. 11111 N. W.

IN WASHINGTON COUNTY, VIRGINIA

COURT HOUSE DISTRICT

11111 N. W. 11111 N. W. 11111 N. W.

SUP Plan



CARSON
LAND ARCHITECTURE
 10000 WOODBURN ROAD, SUITE 100, WARRANTON, OR 97146
 TEL: 503.865.1234 FAX: 503.865.1235
 WWW.CARSONLANDARCHITECTURE.COM

NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
 WARRANTON, VA

FAUQUIER COUNTY VIRGINIA

CENTER MAGISTERIAL DISTRICT

NO.	REVISION	DATE
1	ISSUED	12/21/21

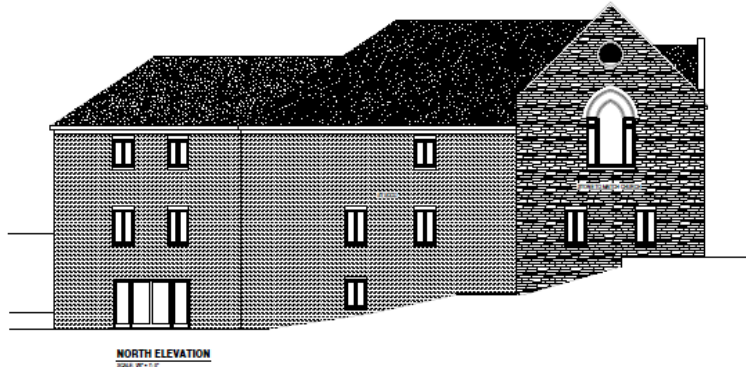
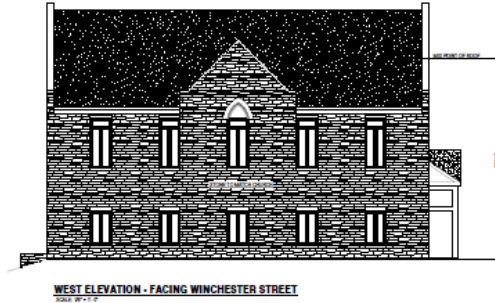
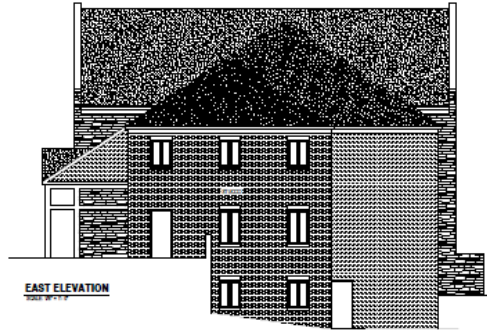
SEAL OF THE OFFICE OF THE COUNTY ENGINEER
 COMMONWEALTH OF VIRGINIA
 J. M. [Signature]
 COUNTY ENGINEER
 LICENSE NO. 20264
 02/21/21

SPECIAL USE PERMIT AMENDMENT PLAT

DATE: 12/21/21
 SCALE: 1/4" = 1'-0"
 SHEET 3 OF 4

PROJECT # 2021-005

Elevations



QUALITY ASSURANCE
THESE DRAWINGS SHALL BE USED FOR THE PURPOSES OF PERMITTING ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

ARB Approval Required

Artist Rendering



ARB Approval Required

Planning Commission May 16 – June 20, 2023

Public Hearing

- Public Hearings May 16 and June 20
- Three citizens spoke at each PH raising:
 - Building proximity to road
 - Water run off issues
 - Potential noise/lighting
 - Loss of green space
 - Support for new building
- Planning Commission voted (4-0-1; Lawrence abstain) to recommend Approval with Conditions

Town Council Meetings

1. July 2023
Applicant requested deferral to investigate Right-of-Way on Winchester Street
Public Hearing Held Open
2. August 2023
Applicant requested deferral
3. September 2023
Applicant requested deferral
Adjacent property owner testified regarding water runoff and green space
4. October 2023
Applicant requested deferral
5. November 2023
Applicant requested deferral after legally advertised deadlines to discuss new submission of redlined Conditions of Approval recommended by the Planning Commission

Outstanding Issues

1. July 2023

Applicant requested deferral, investigated Right-of-Way dedication on Winchester Street, held meetings with staff and Town Attorney

2. October 27, 2023, Submission

Resolved on SUP Plan - Applicant revised SUP Plan Winchester Street dedication from the previously submitted 25' to +/- 15' from centerline

Applicant submitted redlined version of the Planning Commission recommended Conditions of Approval

3. December 2023

Applicant submitted new redlined version of the Planning Commission recommended Conditions of Approval

PC Recommended Conditions of Approval

With Required Updates for Town Council

- Update Dates (Title & Condition 2)
- Update Scrivener's Error (Condition 4)
- Update Winchester Street Dedication (Condition 9.d)

Applicant Meeting

- December 11, 2023 Meeting With Applicant
- Agreement on Conditions
 - Modified #8.d to address temporary lighting approvals.
 - Modified #9.d clarify easement language
- Modified Resolution to Capture Note on SDP for Stormwater



Planning Commission Public Hearing
SUP 23-1 St John the Evangelist
December 12, 2023