



Office of the Town Manager

Frank Cassidy

# STAFF REPORT

## Warrenton Town Council

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James Hartman, Ward 4 Vice Mayor

Eric Gagnon, Ward 5

Paul Mooney, At Large

David McGuire, At Large

<b>Council Meeting Date:</b>	December 12, 2023
<b>Agenda Title:</b>	Resolution to Consider a Boundary Line Adjustment with the Arrington Subdivision
<b>Requested Action:</b>	Consider Approval of the Resolution
<b>Department / Agency Lead:</b>	Rob Walton, Director of Community Development
<b>Staff Lead:</b>	Rob Walton, Director of Community Development

## EXECUTIVE SUMMARY

Alwington Farm LLC/Alwington Farm Developers, LLC, and Van Metre Communities, LLC have expressed interest in boundary line adjusting approximately 234.09 acres of Planned Residential Development (PRD) zoned land from Fauquier County into the Town of Warrenton's town limits. The property is subject to a County rezoning (REZN-15-003477) and contains associated Proffers for the development of the property. The Fauquier County Board of Supervisors (BOS) approved a rezoning amendment during their Regular Meeting on November 9, 2023.

The approved rezoning application includes three development scenarios:

- (1) 217 market-rate lots; or
- (2) \*Alternative A proposed 195 market-rate lots and 16 affordable housing lots – 211 lots total: or
- (3) \*Alternative B proposed 254 market-rate lots and 16 affordable housing lots – 270 lots total.

\*Alternatives A and B include a 25-acre commercial area to be regulated by the Town's Commercial (C) District standards.

The applicant is requesting approval of the attached Resolution to indicate support for the applicant-initiated boundary line adjustment to begin the process of applying for the Town/County adjustment.

## BACKGROUND

On November 12, 2015, the Fauquier County Board of Supervisors approved several applications related to the development of Arrington. These included a Comprehensive Plan Amendment (COMA-15-003473), Rezoning (REZN-15-003477), a Category 20 Special Exception to allow for a Sewer Treatment Facility, a Category 30 Special Exception to Waive the Requirement for Public Sewer (SPEX-15-003479), a Category 20 Special Exception for a Floodplain Crossing (SPEX-15-003481), and a Preliminary Plat (PREP-15-003482). Additionally, a Joint Planning and Water Service Agreement (Town of Warrenton, Fauquier County, and Applicants), which outlined the terms in which the Town of Warrenton would provide public water service to the project was executed.

The aforementioned approvals allowed the Arrington project to be primarily developed as an age-restricted community with an emphasis on preservation of natural open spaces and a compact traditional design form which is compatible with the historic portions of Warrenton. The Planned Residential District (PRD) portions of the project were limited to 217 residential lots for active adult residents over the age of 55. The Arrington approvals also permit 10 rural residential lots, in the RA zoned portions of the property and one residential (R-1) lot. The Rezoning approval included a Proffer Statement, Concept Development Plan (CDP), and Code of Development (COD). The CDP and COD regulate the site design and development and ensure that the property is developed in conformance with the County's PRD regulations.

On August 8, 2018, the Board of Supervisors held a public hearing on REZN-19-011151, which was seeking to amend portions of the Arrington Proffer Statement associated with REZN-15-03477. No action was taken at the public hearing, and subsequently the application was placed on hold and then closed.

On February 10, 2022, the Board of Supervisors approved a Comprehensive Plan Amendment to add approximately 27.9 acres to the Warrenton Service District, changing the land use from Rural to Open Space/Park. The Comprehensive Plan Amendment restored the Warrenton Service District boundary to its location prior to approval of the Comprehensive Plan Amendment in 2015. Specifically, it allowed for a redesign of the wastewater treatment facility associated with the residential development to include a larger dispersal field area to better comply with regulatory recommendations and requirements. At the time of the request, the Applicant indicated that the change was not to support any additional density within Arrington or to be used for any habitable vertical improvements. Additionally, the Comprehensive Plan Amendment expanded the Urban Development Area (UDA) to include the 27.9 acres that were added back into the Warrenton Service District.

***\*Background taken from Fauquier County's staff report presented to the Board of Supervisors on November 9, 2023.***

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### **Staff Recommendation**

To consider passing the attached Resolution. In addition, should Town Council accept the boundary line adjustment, staff recommends adopting the County's PRD Zoning Regulations to regulate the properties, Code of Development, Proffers, and other applicable documents at the time of the boundary line adjustment. Clarification should also be provided by the applicant and County as to the Proffered contributions to various departments.

### **Service Level/Policy Impact**

Acceptance of the Arrington development will require street maintenance (public streets), trash collection, land development review (site development plans, plats, deeds), permitting, and future enforcement.

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### **ATTACHMENTS**

1. Resolution
2. Documents Presented to the Fauquier County Board of Supervisors on November 9, 2023