



**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
  - 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



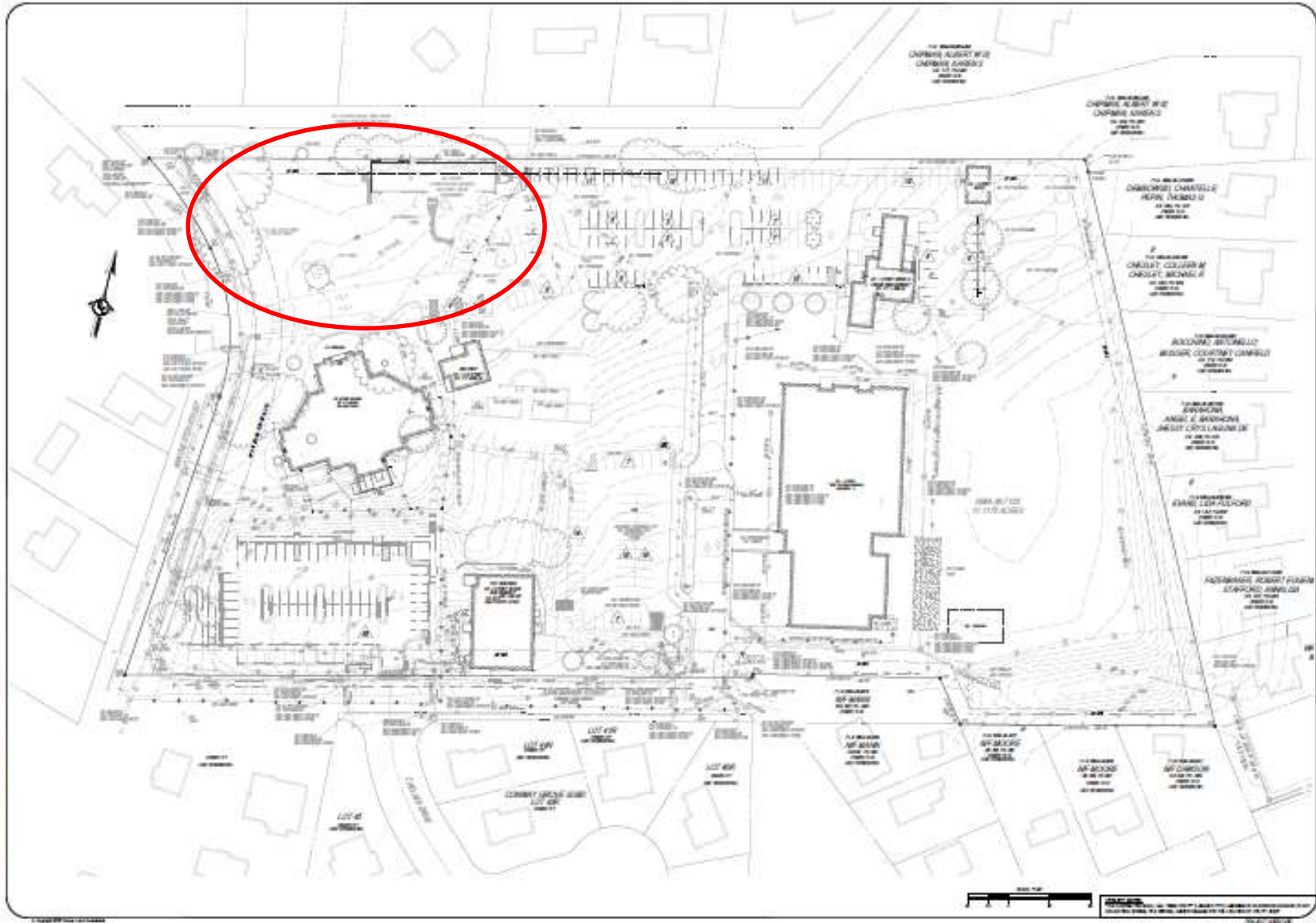
- R-10 Single Family Residential
- Conway Grove Single Family Residential, Reserve at Moorhead Single Family Residential, Richards Lane/Winchester Street/John E Mann Single Family Residential
- Historic District

### 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

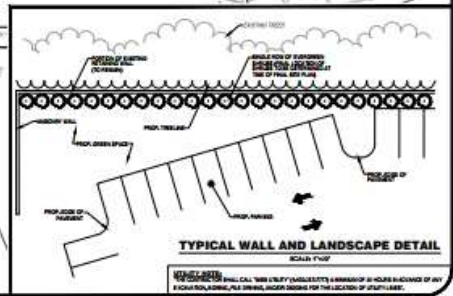
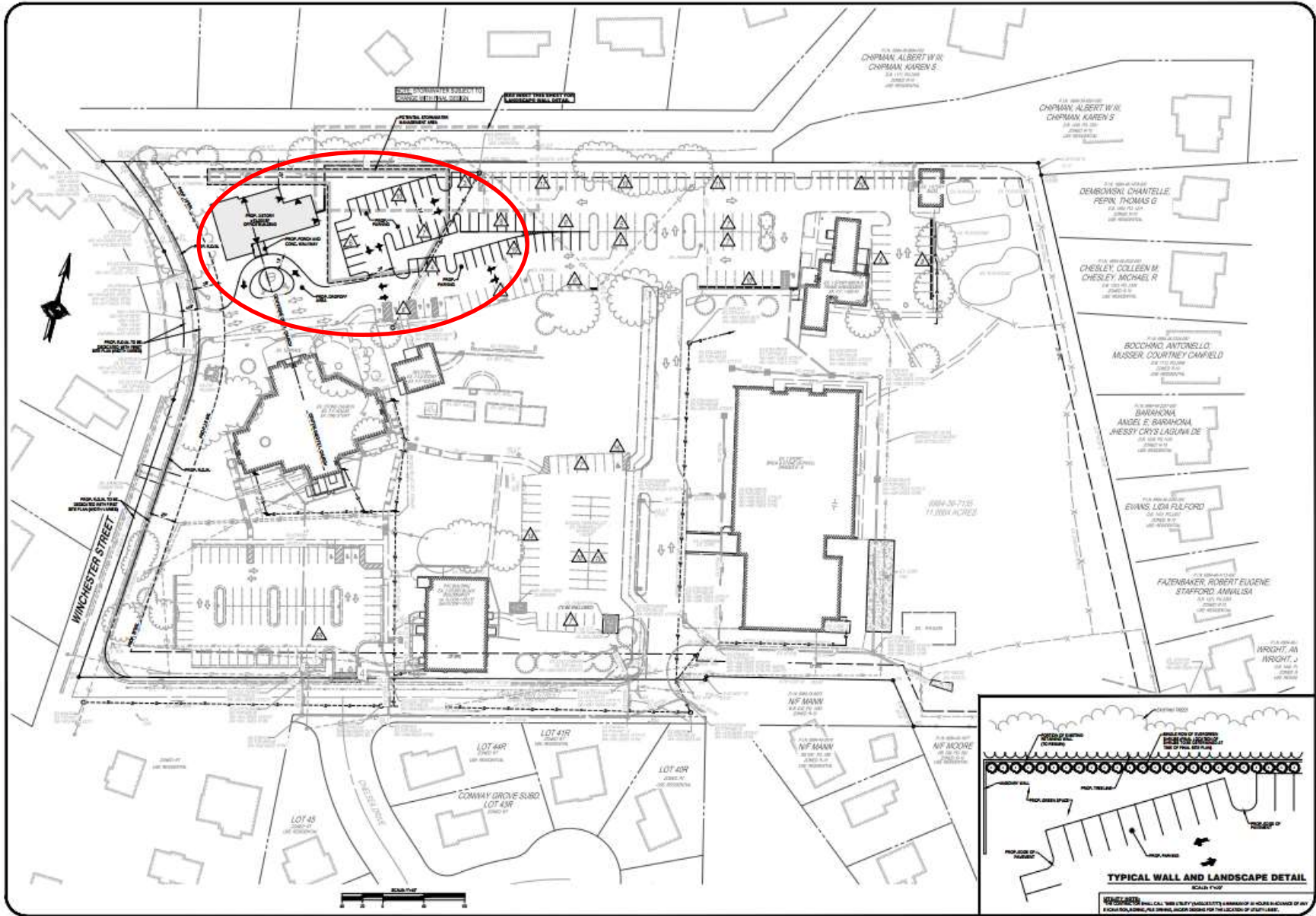
COURTESY MAINTENANCE DIRECTOR



EXISTING  
CONDITIONS  
PLAN

DATE: 08/20/2013  
SCALE: 1/8" = 1'-0"  
SHEET: 2  
OF: 4

# SUP Plan



**CARSON**  
LANDSCAPE ARCHITECTURE

NOT FOR CONSTRUCTION

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

FAUQUIER COUNTY VIRGINIA

CENTER MAGISTERIAL DISTRICT

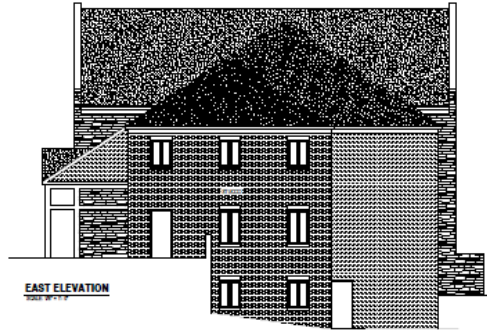
NO.	REVISION	DATE
1	ISSUED	12/21/21

**SPECIAL USE PERMIT AMENDMENT PLAN**

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

PROJECT # 2021-001

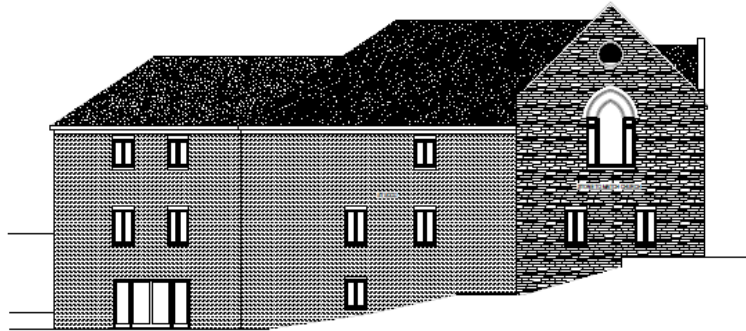
# Elevations



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION - FACING WINCHESTER STREET**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

QUALITY SOURCE  
THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR CONSTRUCTION, MARKING, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF QUALITY SOURCE.  
PROJECT #2024-02

ARB Approval Required



# Artist Rendering



ARB Approval Required



# Planning Commission Review

- Buffers and landscaping along the length of the northern boundary of the property
- Energy, water, and sewer demands
- Intentions of existing building and timing of demolition
- Parking overflow into adjacent neighborhoods and stacking in the public right-of-way
- Elevations from Winchester Street and the request for artist's rendering
- Appropriate stormwater and sediment control
- Winchester Street limits of right-of-way dedication
- ARB approvals

# 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 Scribner's Error (Condition 4)
- Update Winchester Street Dedication (Condition 9.d)

# Draft Motions for Consideration

1. I move the Town Council approve SUP 23-01 with Conditions of Approval dated December 12, 2023, per the Planning Commission recommendation, with subsequent modifications, through the attached December 12, 2023 Resolution.

OR

2. Due to the Applicant submitting redlined language to the Planning Commission's previously recommended Conditions of Approval that seek to remove or modify mitigations, I move the Town Council refer the application back to the Planning Commission based on Zoning Ordinance 11-3.10.9 Modifications to the Application or Conditions which states *"...after the Planning Commission has made its recommendation to the Town Council, should the application be modified, or additional conditions...offered by the applicant that results in...altered conditions that were intended to mitigate the impact of the development...then a second public hearing shall be held by the Planning Commission before the modified application may be heard by Town Council."*

OR

3. I move an alternative motion.





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