

**SPECIAL USE PERMIT AMENDMENT CONDITIONS**

**Applicant: ST. JOHN THE EVANGELIST CATHOLIC CHURCH**

**Owner: CATHOLIC DIOCESE OF ARLINGTON (ST JOHNS CATHOLIC SCHOOL TEES)**

**SUP 23-01 (Supersedes SUP Dated June 3, 1986)**

**PINs 6984-36-7135-0000 (the "Property")**

**Special Use Permit Area: ± 11.0664 Zoning: R-10 Residential**

**Date: ~~July 11~~ December 12, 2023**

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. ~~The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).~~

**Commented [Applicant1]:** Applicant notes this is an SUP Amendment as Church is amending existing Church use; no new use proposed.

- 1 General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
- 2 Site Development: The Property shall be developed in substantial-general conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Carson Land Consultants, Page 1 dated February 10, 2023 and Pages 2-4 dated December 6, 2022, ~~all revised May 30, last revised October 26, 2023~~, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

3 Use Parameters:

- a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 11.0664-acre site.
- b. Use Limitations – The use shall be limited to a religious institution and related facilities including the church, school, and those accessory uses customarily incidental to the primary uses.
- c. Maximum Students – The maximum number of students shall be 540 as approved in the previous SUP dated June 3, 1986.

4 Architecture: The site is located within the Historic District and is subject to Architectural Review Board, Certificates of Appropriateness (COA), and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued. This includes walls and fences exceeding 36" in height.

5 Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.

6 Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).

7 Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).

- a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
- b) Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
- c) Stormwater Management – The property owner is required to account for all improvements, regardless of square footage, made to the property since July 1, 2014, and design and construct for the accumulative stormwater management for both quantity and quality in accordance with all applicable State and local

requirements in effect at the time of site development plan approval.

APPLICANT'S PROPOSED LANGUAGE CHANGE FOR CLARITY:

c) Stormwater Management – Stormwater Management shall be designed and constructed in accordance with Virginia DEQ and Town ordinances in effect at the time said SWM is required.

8 Lighting:

- a Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d Lighting on the school managed turf fields is prohibited.

APPLICANT'S PROPOSED LANGUAGE CHANGE FOR CLARITY:

d) Permanent lighting on the school-managed turf fields is prohibited unless approved by the Town.

- e All other proposed lightings shall be addressed at site plan in accordance with the Zoning Ordinance.

9 Transportation:

- a) Vehicular Access – The site shall be accessed from the Winchester Street and John E. Mann entrances. Egress shall be controlled via a stop sign traffic control with stop bar at the exits.
- b) There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backups on the public streets. Stacking on the property by accessing the school by way of Winchester Street or staggering times is required to achieve this condition.
- c) Handicapped Parking and Signage – Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- d) Dedication of public right-of-way on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. With the dedication of the right-of-way frontage, the property owner will submit with the site plan an agreement to retain the maintenance of the existing perimeter wall and entrance features, including the entrance apron on Winchester Street for Town review and approval.

**Commented [Applicant2]:** Applicant states this situation has been resolved as indicated to Planning Commission. Can language be revised for greater clarity?

APPLICANT'S PROPOSED LANGUAGE CHANGE FOR CLARITY:

d) Dedication of public street right-of-way to the back of the existing curb along Winchester Street and easements over Town-owned utilities beyond said right-of-way shall be included on the Site Development Plan and be recorded prior to occupancy permit. Upon dedication of said right-of-way and utility

easements, the Town will assume ownership and maintenance of the existing facilities therein.

STAFF'S 11/17/23 PROPOSED LANGUAGE:

d) Winchester Street – Dedication of the right-of-way to the back of the curb and recordation of an easement over Town-owned utilities on Winchester Street will occur at the time of site plan approval.

10. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall buffer and shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view from the residential-zoned property located to the north to at least 3.5 feet in height above the parking surface elevation with a solid wall, sight-tight fence, evergreen shrubs, or other method as approved by the Zoning Administrator as a part of the Site Development Plan, to extend the length of the parking on the north side.
11. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional services that will be required. Construction of a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street will require a separate water meter, per Town Code
12. Demolition: Demolition of the existing 3 story stone and block building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. No final occupancy permit shall be issued on a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street until the above existing building has been demolished. The old building will be demolished within 6 months after the issuance of the temporary occupancy permit.