



Town Council Public Hearing
SUP 2023-04 Taylor Middle School
April 9, 2024

Special Use Permit Application

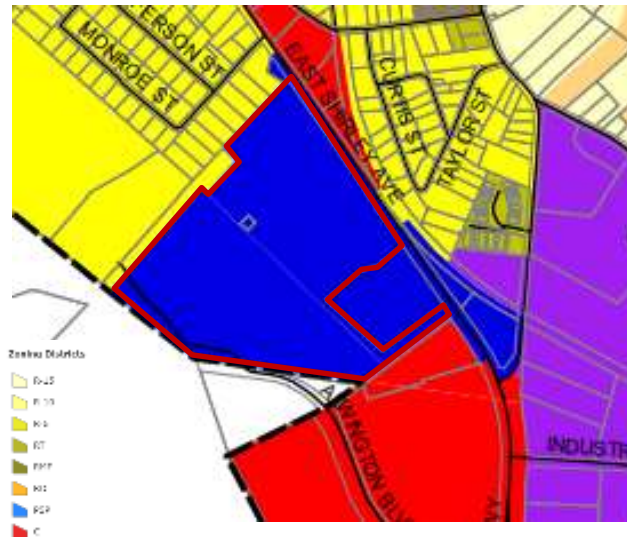
- **GPIN Applicant:** 6984-48-7973-500
- **Property Owner:** Fauquier County School Board
- **Representative:** Luke Fetcho, Timmons Group
- **Zoning:** PSP (Public/Semi Public)
- **Comprehensive Plan:** Public/Semi Public Non-Intensive
- SUP to allow for an addition in excess of 10,000 square feet (proposing additional approximate 68,231 square feet)

Location



Adjacent Land Uses

Zoning Map



- R-10 Single Family Residential
- Commercial
- Public/Semi Public
- County Approved Future Housing

Fauquier County Arrington Rezoning



2023 Rezoning Amendment:

- Amend 2015 Approvals
 - Revised Proffer Statement, CDP & COD
- Rezone 27.65 ac from RA to PRD
 - Subject to Revised Proffer Statement, CDP & COD
- Southern 197.11 ac of RA Not Included
 - Previous Proffers, Easement Commitment, CDP & COD would not apply to this property.

Development Scenarios:

- Base: 217 du (0.93 du/ac) w/ 99.14 ac Open Space (42%)
 - Public Water & Private Sewer
- Alternative A: 211 du (1.01 du/ac) w/ 108.44 ac Open Space (52%)
 - Incorporated into Town of Warrenton / Public Water & Sewer
 - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
 - Unplanned Future Commercial: 25 ac
- Alternative B: 270 du (1.29 du/ac) w/ 108.88 ac Open Space (52%)
 - Incorporated into Town of Warrenton / Public Water & Sewer
 - Off-site ROW & Easements
 - Commercial: Eating Establishment - 8,000 sf & Inn - 15 rooms
 - Unplanned Future Commercial: 25 ac

Town Policies – Plan Warrenton 2040

- Walkability Audit & Complete Streets
- Transportation Map – Bike/Ped New Facility links to County Plan
- Shirley Ave = Signature Road
- T-1.4 *Maintain the capacity of Signature Streets by providing multimodal accommodations and incorporating innovative approaches.*

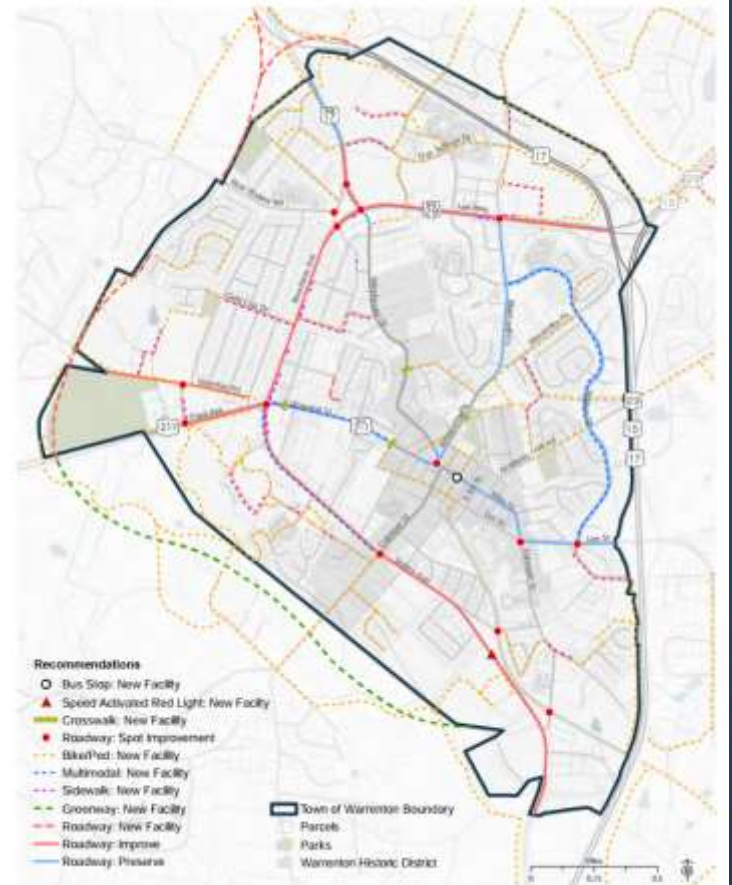


Figure 5-1: Town of Warrenton Transportation Plan map.

FEMA Map

FEMA Flood Zones

 A - 100 Year

 AE - 100 Year BFE Determined

 X Shaded - 500 year

 X

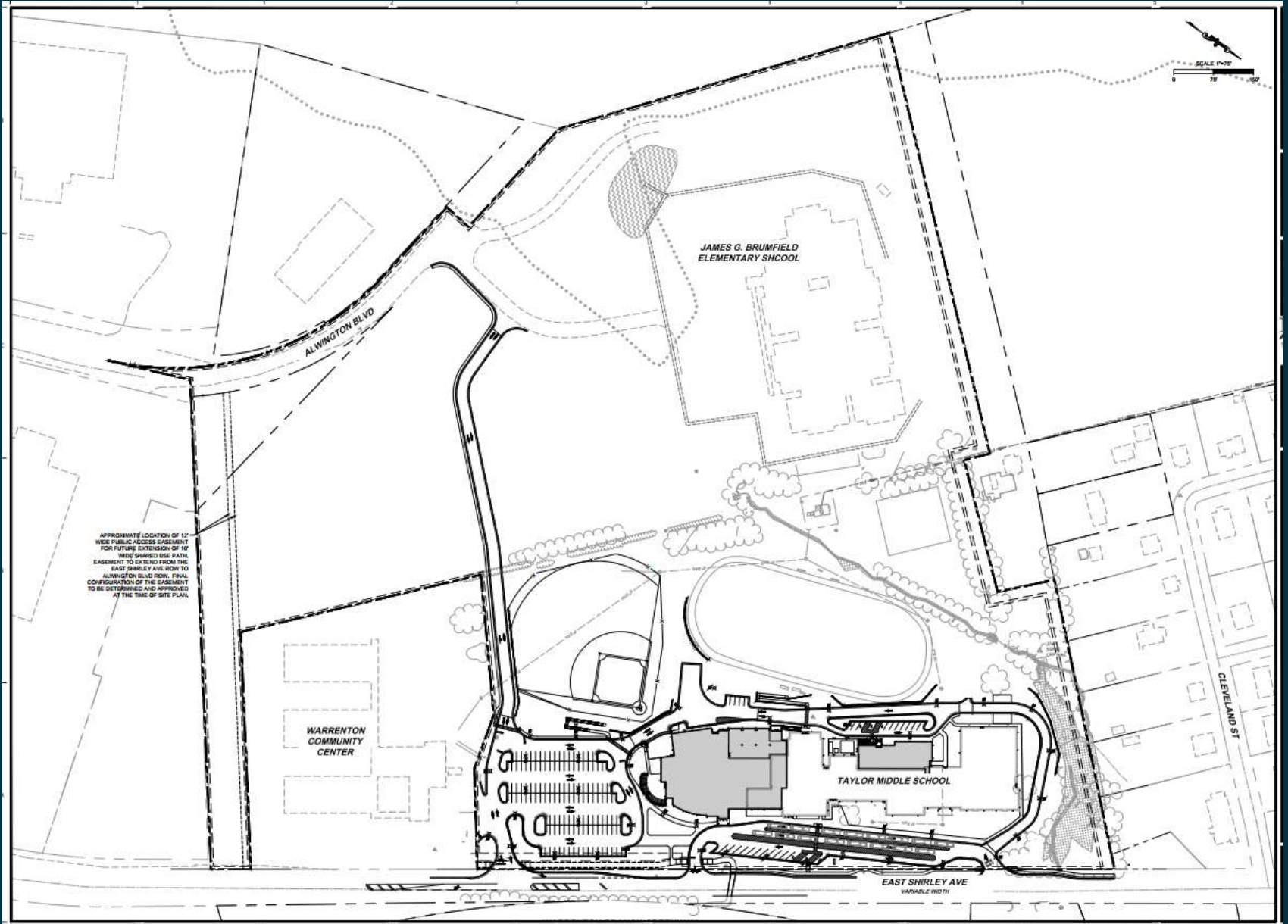








SUP Plan



SUP Plan

Gate



Potential SWM Area

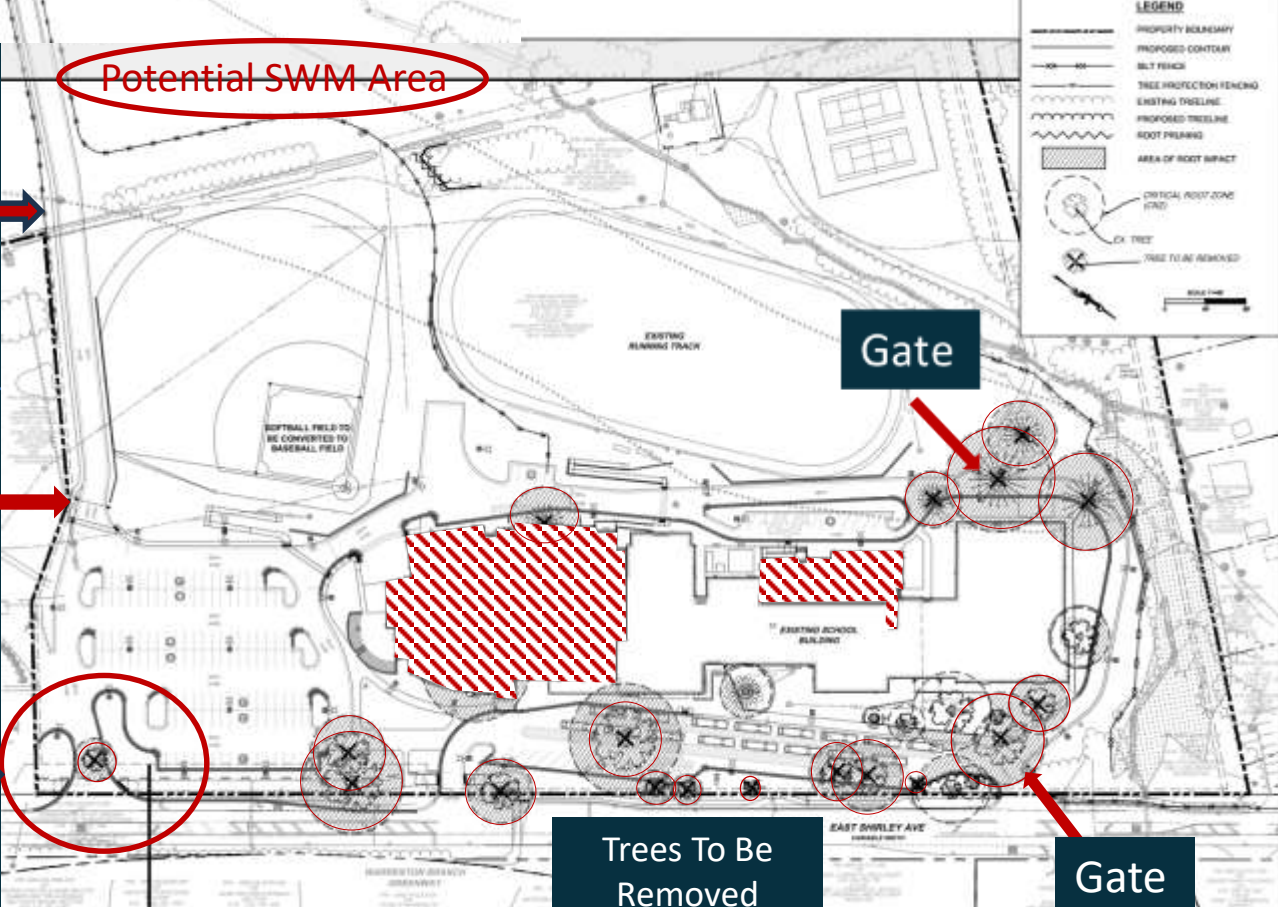
Added Sidewalk



Gate



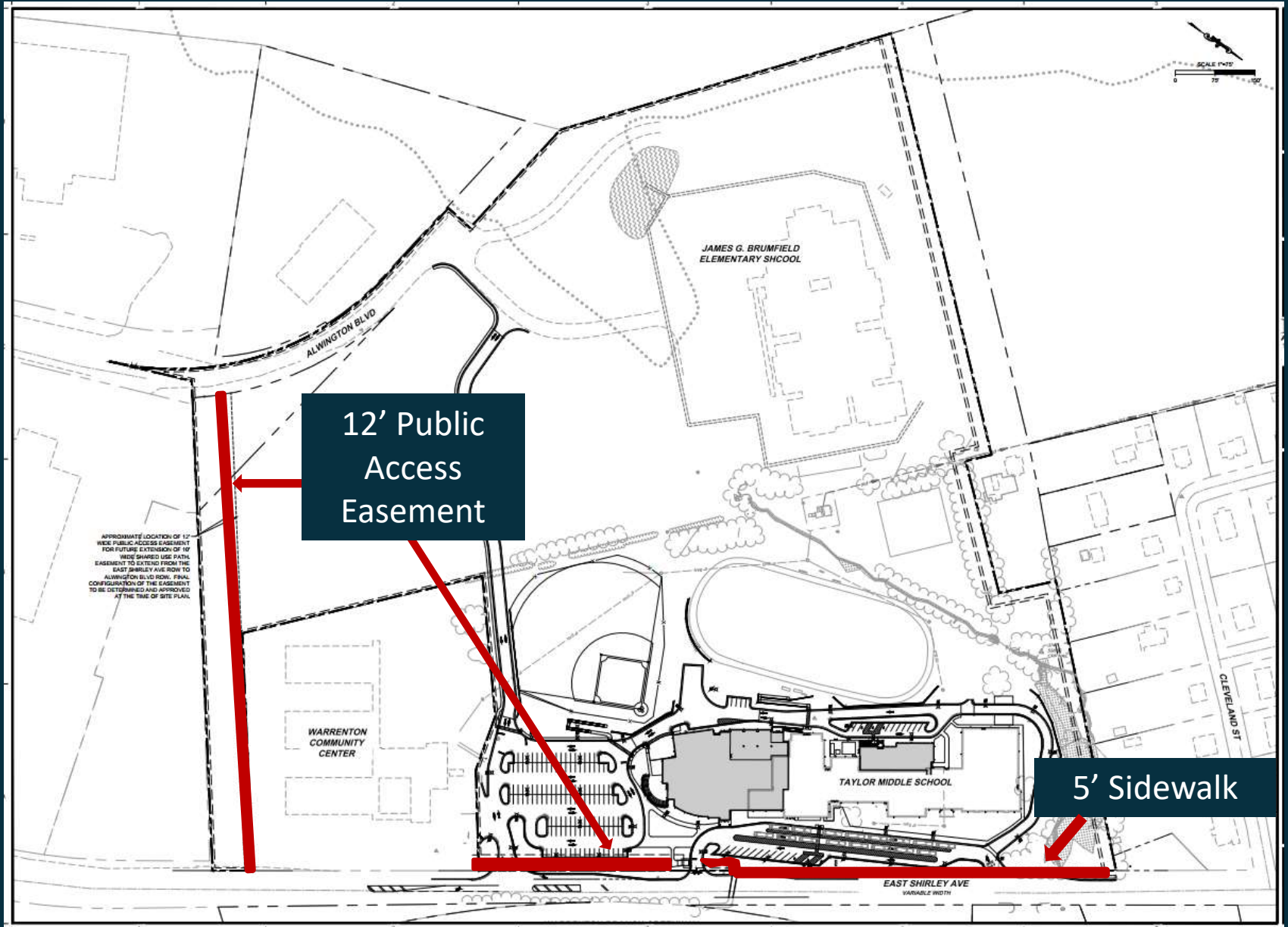
Redesigned Parking Lot Entrance



Trees To Be Removed

Gate

SUP Plan



12' Public Access Easement

5' Sidewalk

APPROXIMATE LOCATION OF 12' WIDE PUBLIC ACCESS EASEMENT FOR FUTURE EXTENSION OF 14' WIDE SHARED USE PATH. EASEMENT TO EXTEND FROM THE EAST SHIRLEY AVE ROW TO ALWINGTON BLVD ROW. FINAL CONFIGURATION OF THE EASEMENT TO BE DETERMINED AND APPROVED AT THE TIME OF SITE PLAN.

WARRENTON COMMUNITY CENTER

JAMES G. BRUMFIELD ELEMENTARY SCHOOL

TAYLOR MIDDLE SCHOOL

EAST SHIRLEY AVE
VARIABLE WIDTH

SCALE 1"=75'

CLEVELAND ST

Waiver Request – Article 2.19 Zoning Ordinance Exceed 6' Retaining Walls

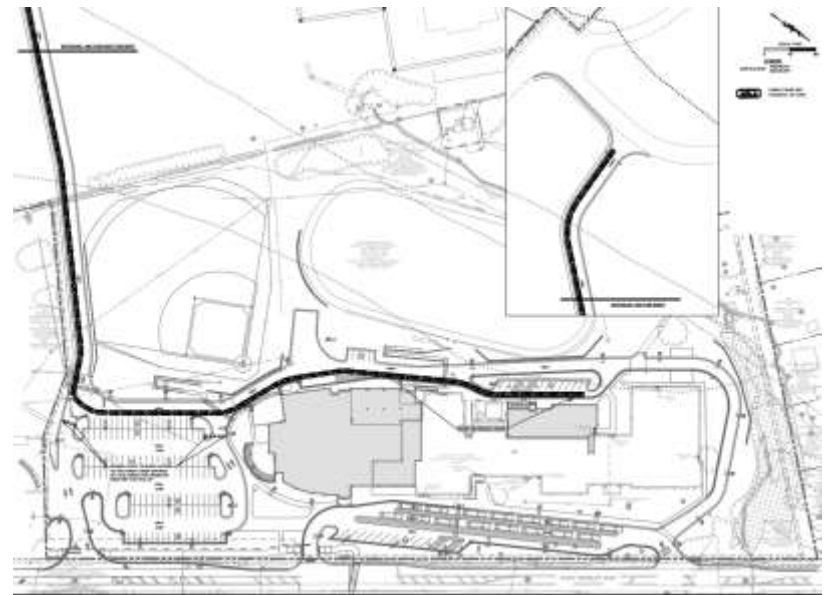
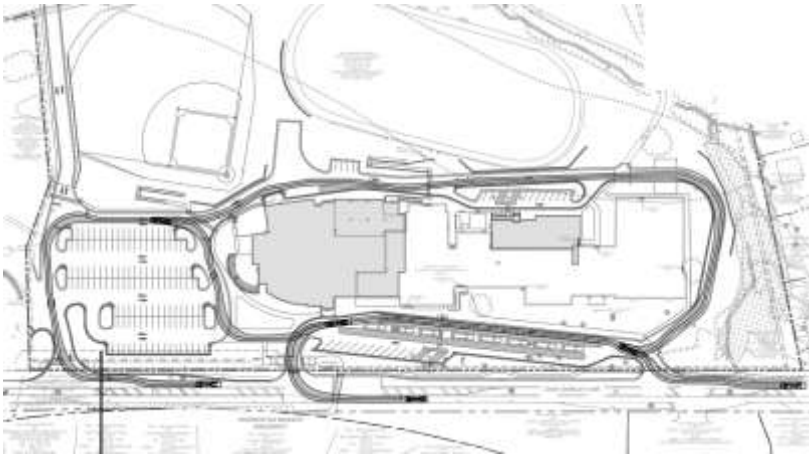


- THIS APPLICATION ALSO REQUESTS A ZONING MODIFICATION TO E.S. 2-18.A TO PERMIT SIX RETAINING WALLS TO EXCEED 6' IN HEIGHT, OR UNDER TO:
1. AVOID SIGNIFICANT IMPACT TO EXISTING WETLANDS
 2. REVERSE CLEARING AT THE NORTH-SOUTHWEST CORNER OF THE BUILDING ADJACENT TO THE PROPOSED EMERGENCY ACCESS ROAD.
 3. PRESERVE AND MAINTAIN THE EXISTING GRAVEL TRACK AND BASEBALL FIELD.

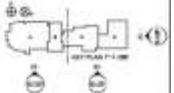
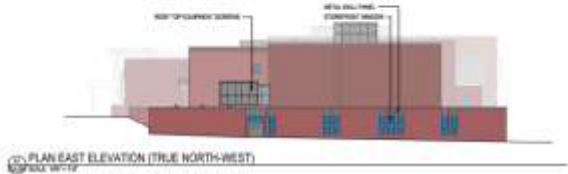
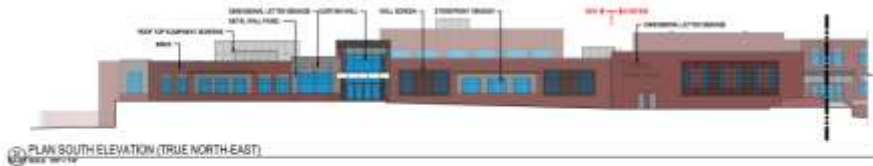
WAIVER REQUESTS
FAULKNER COUNTY PUBLIC SCHOOLS
TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
REVISION: 08/20/2018



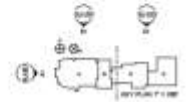
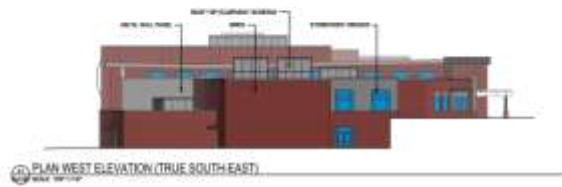
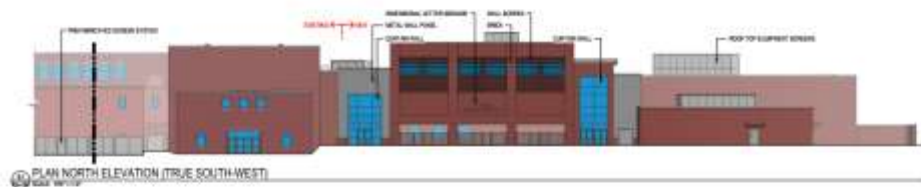
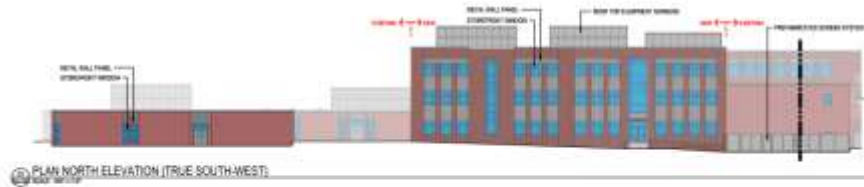
Auto Turn and Stacking



Elevations



Elevations



Agency Reviews



Full site



Transportation and Internal Circulation



Parking Orientation



Walkability/Bicycle Connections



Landscaping



Lighting



VDOT Pipeline Study

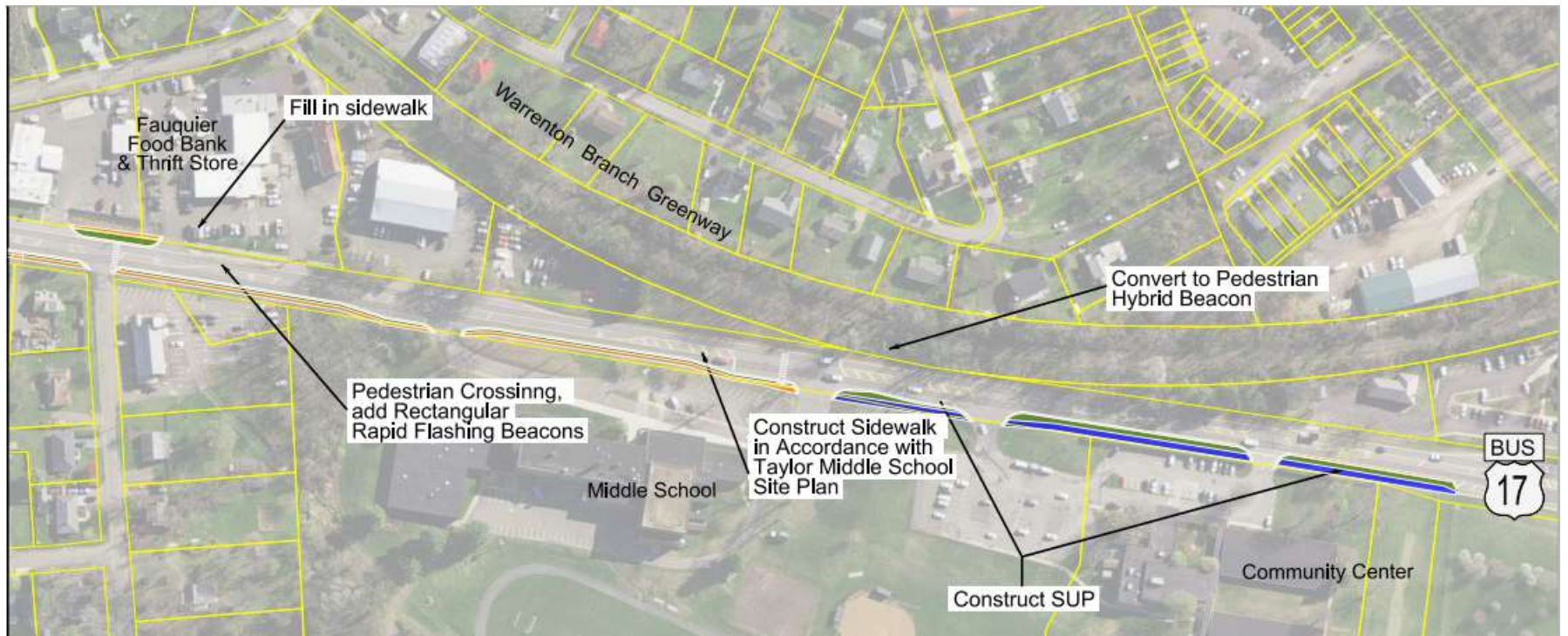


Fauquier County Arrington Proffers

Preliminary VDOT Pipeline

Add Sidewalk from Culpeper to Taylor MS

Construct Shared Use Path Taylor MS to Walmart



Planning Commission Recommended Conditions of Approval

- General
 - Substantial Conformance
 - Use Parameters
 - Use Limitations
 - Zoning Ordinance: Signage, Refuse, Lighting, Landscaping
 - LED
 - Public Water and Sewer
 - Emergency Service Access

Planning Commission Recommended Conditions of Approval

- Transportation
 - Bus Loop/Parent Drop Off
 - No Stacking in Public ROW
 - Public Access Easement Dedication Final Site Plan
 - ROW Reservation/Construction Easement Alwington Improvements Final Site Plan
 - Shirley Ave Grading Final Certificate of Occupancy

Planning Commission Recommendation



Held Public Hearing March 19, 2024



3 Citizens Spoke to the Project



Recommend Approval to Town Council (5-0) Per
the Conditions of Approval