



Civil Engineering ♦ Land Surveying ♦ Land Planning

Saint John – SUP Amendment Addendum to Statement of Justification

January 26, 2023

Revised February 10, 2023

Additional items requested in letter from Town dated January 23, 2023

- The existing conditions are shown on sheet 2 of the permit plat. Existing conditions are provided for the entire parcel.
- The SUP plat shows existing trees in vicinity of the existing building and the proposed building that will replace it. All previous approved plans and amendments have an approved landscape plan. A landscape plan associated with the proposed building will be required and provided at site development plan. At that time screening and buffering will be provided per Ordinance requirements. In addition, and in accordance with final design plans, existing trees between Winchester Street and the proposed building will be preserved to the extent possible.
- A copy of the previous SUP plat and conditions of approval have been provided in the form of a zoning determination letter dated January 6, 2017. We have also provided a copy of a master plan that may have been associated with the original special use permit approved June 3, 1986.
- Existing and proposed parking has been shown on the SUP amendment. No change is made to the existing required parking tabulation as provided in the Pre-School Addition plan approved on August 1, 2017. For the purposes of this application, more parking is being added to the site, while no increase to use/intensity is proposed. Therefore, adequate parking will be provided. Detailed parking tabulation will be required and provided with the site development plan.

Evaluation Criteria; Issues for Consideration

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

Evaluation: The amended Special Use Permit is consistent with the Comprehensive Plan, as no change in use is proposed.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

Evaluation: The new office building is the same size as the old one, therefore current provisions for safety from fire hazards and effective

measures of fire control should be adequate. In addition, measures will be evaluated with site development and building plan as appropriate.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

Evaluation: No additional noise shall be generated. Intensity of use is not being changed.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

Evaluation: No additional light shall be generated. Intensity of use is not being changed. Commercial building and parking lot lighting if proposed will be required to meet Ordinance standards.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Evaluation: No signs are being proposed with the new building.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

Evaluation: No changes to the site's use is proposed. The site is compatible currently and this application only proposes to replace an existing building.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

Evaluation: Shown on the SUP plat.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Evaluation: No changes to landscaping, existing features are shown on the SUP plat. Additional landscaping will be required associated with the new building location and parking layout. A landscape plan will be provided and approved with a site development plan following the SUP amendment process.

9. The timing and phasing of the proposed development and the duration of the proposed use.

Evaluation: No changes to timing and phasing and duration of the proposed use. The church property is long-standing and is already integrated into the community.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

Evaluation: The applicant is working with the ARB in terms of the existing building and any historical significance. It should be noted that a portion of the existing building foundation will be preserved to the extent practical and used as a retaining wall. This will reduce the impact of grading and construction on the existing features to be preserved.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

Evaluation: The church property is long-standing and is integrated into the community.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

Evaluation: No additional traffic beyond what is already existing.

13. Whether the proposed use will facilitate orderly and safe road development and transportation.

Evaluation: No change to roads or internal travelways.

14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

Evaluation: The existing structure is to be demolished as the building can longer be serviced and maintained to current building standards. A new building is necessary to provide all code requirements.

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

Evaluation: The new office building is the same size and use as the old one, so all services will be adequate.

16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

Evaluation: The proposed building will be constructed in an existing open grass area. The land does not contain environmentally sensitive features that contribute to wildlife, water or air quality.

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Evaluation: Not applicable.

18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

Evaluation: Not applicable.

19. The location, character, and size of any outdoor storage.

Evaluation: Not applicable.

20. The proposed use of open space.

Evaluation: Not applicable.

21. The location of any major floodplain and steep slopes.

Evaluation: Not applicable.

22. The location and use of any existing non-conforming uses and structures.

Evaluation: Not applicable.

23. The location and type of any fuel and fuel storage.

Evaluation: Not applicable.

24. The location and use of any anticipated accessory uses and structures.

Evaluation: Not applicable.

25. The area of each proposed use.

Evaluation: No changes of use. Only replacement of an existing building.

26. The proposed days/hours of operation.

Evaluation: No change to operation. Church use is predominantly on Sunday and the school is Monday through Friday during the day. The purpose of the amendment is the replacement building.

27. The location and screening of parking and loading spaces and/or areas.

Evaluation: Location of parking indicated on the plat. Screening to be addressed with landscape plan required at site development plan.

28. The location and nature of any proposed security features and provisions.

Evaluation: Provided on SUP plat, if applicable.

29. The number of employees.

Evaluation: Not applicable, existing uses with no changes.

30. The location of any existing and/or proposed adequate on and off-site infrastructure.

Evaluation: Provided.



31. Any anticipated odors which may be generated by the uses on site.

Evaluation: Not applicable.

32. Refuse and service areas.

Evaluation: Refuse and service areas will be accommodated with site development plan. Adequate area is available across the parcel.