

**RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN  
OF WARRENTON FOR APPROVAL OF APPLICATION FOR ISSUANCE OF A SPECIAL USE  
PERMIT**

**WHEREAS**, Broadview Holdings, LLC, ("the Applicant"), is the requesting Special Use Permit approval of approximately 4.81 acres, located on the west side of Broadview Avenue and hereinafter referred to as the "Property"; and

**WHEREAS**, the Applicant submitted a Special Use Permit Plan was prepared by Bohler dated June 3, 2022 and revised through October 18, 2022 hereinafter the "SUP Plan"; and

**WHEREAS**, the Applicant has applied for a Special Use Permit pursuant to Section 11-3.10 of the Zoning Ordinance, for a Mixed-Use Development under Section 9-25 of the Zoning Ordinance within the Town of Warrenton, hereinafter the "Special Use Permit"; and

**WHEREAS**, the Applicant has applied for waivers and modifications to the Zoning Ordinance for a waiver of the five acre requirement (§9-25.1.A), an increase allowable residential density for mixed-use (§9-25.1, allowing for front loaded townhouses, modifying required setback for new residential buildings (§9-25.1.J), modifying required setback for new commercial building (§9-25.1.J), modifying required lot width for residential (§9-25.1.J), and waiving landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5); and

**WHEREAS**, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission held a Public Hearing on October 18, 2022, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code; and

**WHEREAS**, the Town Council received and considered the recommendation of the Planning Commission for approval of the Special Use Permit with the SUP Plan conditions; and

**WHEREAS**, the Town Council of the Town of Warrenton held a Public Hearing on November 9, 2022, upon notice properly and duly given; and

**WHEREAS**, the Town Council has considered the impact of the requested use on the Town of Warrenton and on the facilities and systems listed in Section 11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

**WHEREAS**, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Special Use Permit be approved subject to the SUP Plan and conditions; now, therefore, be it

**RESOLVED** by the Town of Warrenton Town Council on this 9<sup>th</sup> day of November 2022, that SUP 2021-01 be, and is hereby, approved, subject to the SUP Plan and Conditions of Approval dated October 18, 2022.