

**RESOLUTION OF THE TOWN OF WARRENTON TOWN COUNCIL TO AMEND THE FUTURE
LAND USE MAP OF THE COMPREHANSIVE PLAN ("PLAN WARRENTON 2040")**

WHEREAS, Broadview Holdings, LLC, ("the Applicant"), is the requesting Comprehensive Plan Amendment to the Future Land Use Map of approximately three parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000 located on the east side of Norfolk Drive and hereinafter referred to as the "Property"; and

WHEREAS, the Town of Warrenton adopted a comprehensive plan, herein referred to as "Plan Warrenton 2040", on April 13, 2021; and

WHEREAS, the Applicant is requesting to designate the properties as Re-Planned Commercial within the Experience Broadview Character District of the Future Land Use Map to enable a Mixed Use Development; and

WHEREAS, Plan Warrenton 2040 envisioned the Experience Broadview Character District to, "maintain and enhance the existing commercial corridor but add nodal development with mixed use residential anchors and improve transitions to adjacent single-family neighborhoods."

WHEREAS, the Applicant proposes to amend the Future Land Use map of Plan Warrenton 2040 in furtherance of meeting the goals of the Experience Broadview Character District; and

WHEREAS, upon petition of the Applicant for approval of the Comprehensive Plan Amendment, 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 Comprehensive Plan Amendment; 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 believes that the general welfare, as well as good planning practices, are served by the approval of the requested Comprehensive Plan Amendment; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for requested Comprehensive Plan Amendment be approved; now, therefore, be it

RESOLVED by the Town of Warrenton Town Council on this 9th day of November 2022, that CPA 2021-01 amends the Future Land Use map by incorporating and designating three parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000 in the Experience Broadview Character District as Re-Planned Commercial be, and is hereby, approved.