

**DRAFT**

**PROFFER STATEMENT  
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE  
9.154 ACRES**

**Rezoning:** ZMA 2023-01 Warrenton United Methodist Church / Hero's Bridge

**Record Owner:** Trustees of the Warrenton United Methodist Church

**Property:** PINs 6984-16-5101 (portion), 6984-16-7013, 6984-15-1823 and 6984-15-1930, approximately 9.8640 acres (hereinafter the "Property")

**Zoning:** R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development)

**Project Name:** Warrenton United Methodist Church / Hero's Bridge

**Date:** June 12, 2024

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**Preliminary Matters:**

Pursuant to Va. Code Ann. §§ 15.2-2296, 15.2-2297, 15.2-2298, 15.2-2303 or 15.2-2303.1, and § 11.3.9.17 of the Town of Warrenton Zoning Ordinance, the undersigned hereby voluntarily proffers that the development and use of the Property shall be in substantial conformance with the following conditions unless an amendment thereto is approved by the Town Council, upon proper application. In the event this rezoning is granted as applied for by the Applicant, then these Proffers shall supersede and replace in their entirety all other Proffers made prior hereto with respect to the Property. In the event this rezoning is not granted as applied for by the Applicant, then these Proffers shall be deemed withdrawn and shall be null and void, and any existing Proffers will remain in full force and effect.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and

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+/- 9.864 Acres

successors in interest. These Proffers shall apply to the entirety of the Property and the development referenced in these Proffers is the "Project."

For purposes of this Proffer Statement, the "General Development Plan" or "GDP" shall be sheets 3,4, 5 and 6 of the plan entitled "Warrenton United Methodist Church / Hero's Bridge Zoning Map Amendment," prepared by Rinker Design Associates, PC, dated April 26, 2024.

**DEVELOPMENT AND USE**

1. Development: The Property, comprised of approximately 9.8640 acres, shall be developed as a Residential Planned Unit Development (R-PUD), notwithstanding any requirement for a larger parcel size for rezoning to that zoning, in substantial conformance with the GDP and these proffers. Upon submission of final site development plans, 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 CDP, provided they meet the intent of these Proffers and are approved by the Director of Community Development.
2. Land Use Mix: Notwithstanding the provisions of §§ 3-5.2.4.1 and 3-5.4.2.2 of the Zoning Ordinance, the land use mix on the Property shall consist of the following, as depicted on the GDP:
  - a. Residential:
    - i. The maximum number of duplex units shall be forty-four (44), which shall be in 22 one-story homes and available for rent only. The Applicant shall not be required to subdivide these duplex units and said duplex units will be provided as depicted on the GDP.
    - ii. Each individual residential unit shall have one bedroom and all units shall be ADA accessible.
    - iii. The Property may be developed with one unit type.
    - iv. The Applicant shall, to the extent permitted by federal and state law, rent homes on the Property to veterans 65 years of age and older who served in Vietnam, Korea, and World War II, in

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accordance with its mission as set out in the Statement of Justification  
submitted with this rezoning.

- b. Small Office / Community Center: A Small Office / Community Center will be constructed during Phase I of the project in the location shown on the GDP. The Small Office / Community Center may include, but shall not be limited to, a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room.
  - c. Multipurpose Recreational Center: A Multipurpose Recreational Center may be constructed on the Property and shall not exceed 19,000 square feet. The Multipurpose Recreational Center may include, but shall not be limited to, multi-purpose gym/event space, meeting areas, a kitchen, educational space, an indoor walking track, and multi-purpose office space.
  - d. Existing Uses and Structures: The existing uses and structures (including, but not limited to, the church and associated houses) on the Property may remain.
3. Height: No new structure on the Property shall exceed 35 feet in height.
4. Phasing: Development of the Property may be phased as generally depicted on the GDP. The Applicant may construct Phase I initially and thereafter construct Phase II improvements at any time, provided that parking, landscaping and stormwater management improvements are provided at the time each phase is constructed.
5. Affordable Dwelling Units:
- a. The homes constructed on the Property shall be deemed Affordable Dwelling Units pursuant to the provisions of § 9-3 of the Zoning Ordinance for the period of time set forth in that Section. The Applicant shall record a restrictive covenant or other form of legal and binding agreement approved by the Town Attorney and Town Council to ensure that the homes are so maintained, under approved terms and conditions.
  - b. Because of the nature and purpose of the Applicant's housing program, it shall not be required to make the homes available first to persons residing or working in the Town of Warrenton or Fauquier

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County but shall be permitted to rent to persons qualifying under its rules and regulations developed for that purpose.

**COMMUNITY DESIGN**

6. Architecture:

- a. Duplex Units: The level of quality of the duplex units shall be in general conformance with the elevation entitled "Warrenton UMC Proposed Housing Elevation," prepared by Design Concepts Architecture + Interiors, and dated March 16, 2023 (hereinafter, the "Housing Elevations"), provided that minor modifications may be made in connection with final design.
  - b. Small Office / Community Center: The level of quality of the Small Office / Community Center shall be compatible with the Housing Elevations.
  - c. Multipurpose Recreational Center: The level of quality of the Multipurpose Recreational Center shall be in general conformance with the elevations entitled "Warrenton UMC Multi-Purpose Building," prepared by Design Concepts Architecture + Interiors, dated November 18, 2022 and consisting of two sheets, provided that minor modifications may be made in connection with final design.
7. Landscaping: Landscaping of the Property shall be provided in general conformance with the GDP. All new landscaping/plantings shall be non-invasive, indigenous species, native to Virginia. All landscaping shall be maintained by the Owner/Applicant.
8. Outdoor Amenities: Outdoor amenities constructed with Phase I, shall include, but shall not be limited to walking trails, senior appropriate fitness trail signage, a gazebo, and an existing flagstone garden.
9. Lighting: All outdoor lighting shall conform to the requirements of Article 9 of the Warrenton Zoning Ordinance and shall be designed as to avoid light spillover onto adjacent properties.

**WATER AND SEWER AND STORMWATER MANAGEMENT**

10. Public Water and Sewer: The Property shall be served by public water and sewer. The Applicant shall design and construct all on-site and off-site

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improvements necessary to provide such service for the demand generated by development on the Property in accordance with applicable laws, ordinances, and regulations, and at its expense.

11. Stormwater Management: Stormwater management for Phases I and II shall be provided as generally shown on the GDP and s required by applicable laws, ordinances, and regulations.

**TRANSPORTATION**

12. Phase I Pedestrian Improvements: In connection with Phase I the Applicant shall install all the internal pedestrian improvements that are depicted on the GDP.
13. Phase II Pedestrian Improvements: In Phase II the Applicant shall construct pedestrian improvements within existing right-of-way along Church Street from the western most access along Church Street to Sullivan Street, as generally depicted on the GDP. The final design and location of the sidewalk and road improvements shall be determined in connection with site plan review for Phase II.
14. Bike Rack: The Applicant shall provide a bike rack in the location generally depicted on the GDP in connection with Phase I.

[Signatures on following pages]

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**Record Owner:** Trustees of the Warrenton United Methodist Church

**Property:** PINs 6984-16-5101 (portion) ~~and 6984-16-7013~~  
~~approximately 9.154~~, [6984-16-7013, 6984-15-1823 and](#)  
[6984-15-1930, approximately 9.8640](#) acres (hereinafter the  
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**Zoning:** R-10 ~~(Residential)~~ [\(Residential\)](#) and RO [\(Residential](#)  
[Office\)](#) to R-PUD (Residential Planned Unit Development)

**Project Name:** Warrenton United Methodist Church / Hero's Bridge

**Date:** ~~November 30, 2023~~ [June 12, 2024](#)

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**Preliminary Matters:**

Pursuant to Va. Code Ann. §§ 15.2-2296, 15.2-2297, 15.2-2298, 15.2-2303 or 15.2-2303.1, and § 11.3.9.17 of the Town of Warrenton Zoning Ordinance, the undersigned hereby voluntarily proffers that the development and use of the Property shall be in substantial conformance with the following conditions unless an amendment thereto is approved by the Town Council, upon proper application. In the event this rezoning is granted as applied for by the Applicant, then these Proffers shall supersede and replace in their entirety all other Proffers made prior hereto with respect to the Property. In the event this rezoning is not granted as applied for by the Applicant, then these Proffers shall be deemed withdrawn and shall be null and void, and any existing Proffers will remain in full force and effect.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein below shall be provided at the time of development of the

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portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. These Proffers shall apply to the entirety of the Property and the development referenced in these Proffers is the "Project."

For purposes of this Proffer Statement, the "~~Concept~~General Development Plan" or "~~CDP~~GDP" shall be sheets 3-~~4~~5 and ~~4-6~~ of the plan entitled "Warrenton United Methodist Church / Hero's Bridge Zoning Map Amendment," prepared by Rinker Design Associates, PC, dated ~~November 29~~April 26, 2023 2024.

**~~1.DEVELOPMENT AND USE OF THE PROPERTY~~**

1. Development: ~~1.1.~~ The Property, comprised of approximately ~~9.154~~9.864 acres, shall be developed as a Residential Planned Unit Development (R-PUD), notwithstanding any requirement for a larger parcel size for rezoning to that zoning, in substantial conformance with the ~~CDP~~GDP and these proffers. ~~Notwithstanding the provisions of §§ 3-5.2.4.1 and 3-5.4.2.2 of the Zoning Ordinance, the land use mix on the Property shall consist of the land uses depicted on the CDP, including~~ ~~1.2. not more than 22 duplex residential homes in a quadplexes comprising 44 individual living homes substantially conforming to the CDP, 2 single family dwellings, offices, a community center, and/or a recreation building, and a church. There need not be two dwelling types, and all may be duplexes as set forth herein.~~ Upon submission of final site development plans, 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 CDP, provided they meet the intent of these Proffers and are approved by the Director of Community Development.

~~structure on the Property shall exceed 35 feet in height; provided that this shall not apply to the existing church on the Property as of the date of approval of this Rezoning, which shall remain as a permitted and not as a nonconforming structure.~~ ~~1.5. The homes shall be available for rent and not for sale. The Applicant shall therefore not be required to subdivide the property into individual lots of any minimum size, establish minimum lot frontage, require compliance with minimum setbacks, or lot coverage, and shall not be required to create setbacks between homes within each grouping of duplex homes, but shall ensure separation between those homes as depicted on the CDP.~~

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2. ~~1.4.No~~ Land Use Mix: Notwithstanding the provisions of §§ 3-5.2.4.1 and 3-5.4.2.2 of the Zoning Ordinance, the land use mix on the Property shall consist of the following, as depicted on the GDP:

a. Residential:

- i. The maximum number of duplex units shall be forty-four (44), which shall be in 22 one-story homes and available for rent only. The Applicant shall not be required to subdivide these duplex units and said duplex units will be provided as depicted on the GDP.
- ii. Each individual residential unit shall have one bedroom and all units shall be ADA accessible.
- iii. The Property may be developed with one unit type.

~~1.6.—The Project may be developed in Phases such that the dwelling homes and office building may be constructed in Phase I without a requirement for commercial construction. Further Phases of the Project may be constructed at any time. All site development shall require a Site Development Plan and other required permits prior to the initiation of construction.~~

~~**2. AFFORDABLE DWELLING HOMES**~~

- iv. The Applicant shall, to the extent permitted by federal and state law, rent homes on the Property to veterans 65 years of age and older who served in Vietnam, Korea, and World War II, in accordance with its mission as set out in the Statement of Justification submitted with this rezoning.
- b. Small Office / Community Center: A Small Office / Community Center will be constructed during Phase I of the project in the location shown on the GDP. The Small Office / Community Center may include, but shall not be limited to, a movie viewing area, a senior technology library, an arts and crafts area, a music area, an area for pet therapy for residents, and a fitness room.
- c. Multipurpose Recreational Center: A Multipurpose Recreational Center may be constructed on the Property and shall not exceed 19,000 square feet. The Multipurpose Recreational Center may include, but shall not be limited to, multi-purpose gym/event space,

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meeting areas, a kitchen, educational space, an indoor walking track, and multi-purpose office space.

- d. Existing Uses and Structures: The existing uses and structures (including, but not limited to, the church and associated houses) on the Property may remain.
3. Height: No new structure on the Property shall exceed 35 feet in height.
4. Phasing: Development of the Property may be phased as generally depicted on the GDP. The Applicant may construct Phase I initially and thereafter construct Phase II improvements at any time, provided that parking, landscaping and stormwater management improvements are provided at the time each phase is constructed.
5. Affordable Dwelling Units:
- a. ~~2.1.~~ The homes constructed on the Property shall be deemed Affordable Dwelling Units pursuant to the provisions of § 9-3 of the Zoning Ordinance for the period of time set forth in that Section. The Applicant shall record a restrictive covenant or other form of legal and binding agreement approved by the Town Attorney and Town Council to ensure that the homes are so maintained, under approved terms and conditions.
- b. ~~2.2.~~ Because of the nature and purpose of the Applicant's housing program, it shall not be required to make the homes available first to persons residing or working in the Town of Warrenton or Fauquier County but shall be permitted to rent to persons qualifying under its rules and regulations developed for that purpose.

~~4.~~

~~3. PARKING~~

~~3.1. — Parking requirements for the Project shall be as set forth on the Concept Development Plan.~~

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**-COMMUNITY DESIGN**

6. Architecture:

- a. Duplex Units: The level of quality of the duplex units shall be in general conformance with the elevation entitled "Warrenton UMC Proposed Housing Elevation," prepared by Design Concepts Architecture + Interiors, and dated March 16, 2023 (hereinafter, the "Housing Elevations"), provided that minor modifications may be made in connection with final design.
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7. ~~4.1.~~Landscaping: Landscaping of the Property shall be provided in general conformance with the ~~CDP~~GDP. All new landscaping/plantings shall be non-invasive, indigenous species, native to Virginia. All landscaping shall be maintained by the Owner/Applicant.
8. Outdoor Amenities: Outdoor amenities constructed with Phase I, shall include, but shall not be limited to walking trails, senior appropriate fitness trail signage, a gazebo, and an existing flagstone garden.

~~4.2.—The Project shall include Healthy Lifestyle Amenities, including but not limited to walking trails, recreation areas, and other active recreation facilities as depicted on the CDP.~~

**~~5. LIGHTING~~**

9. ~~5.1.~~Lighting: All outdoor lighting shall conform to the requirements of Article 9 of the Warrenton Zoning Ordinance and shall be ~~so~~ designed as to avoid light spillover onto adjacent properties.

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**~~6.~~WATER AND SEWER AND STORMWATER MANAGEMENT**

10. ~~6.1~~ Public Water and Sewer: The Property shall be served ~~with~~ by public water and ~~public~~ sewer. The Applicant shall design and construct all on-site and off-site improvements necessary to provide such service for the demand generated by development on the Property in accordance with applicable laws, ordinances, and regulations, and at its expense.

11. ~~6.2~~ Stormwater Management: Stormwater management for ~~all~~ Phases ~~of the Project I and II~~ shall be provided ~~to accommodate the site as~~ as generally shown on the GDP and s required by applicable laws, ordinances, and regulations.

**TRANSPORTATION**

12. Phase I Pedestrian Improvements: In connection with Phase I the Applicant shall install all the internal pedestrian improvements that are depicted on the GDP.

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14. Bike Rack: The Applicant shall provide a bike rack in the location generally depicted on the GDP in connection with Phase I.

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