

Statement of Justification for Zoning Map Amendment
10 Hotel Street, Warrenton, Virginia 20186

This application requests a zoning map amendment for the property located at 10 Hotel Street, Warrenton, Virginia 20186, to change the current zoning designation from Public/Semi-Public (PSP) to Central Business District (CBD).

Both Fauquier County and the Town of Warrenton previously conducted public hearings regarding the future use and disposition of this property. Following these hearings, the respective governing bodies approved the transfer and future use of the property by Madison Dale Consulting LLC for redevelopment as a hotel intended to support hospitality and visitor accommodations within the Town of Warrenton.

Rezoning the property to the Central Business District designation will align the zoning classification with the approved and intended use of the site. The proposed CBD zoning supports hospitality-oriented development and is consistent with the Town's broader economic development goals, particularly those focused on strengthening Warrenton's downtown as a destination for visitors, business travelers, and tourism.

The development of a hotel at this location will provide needed lodging accommodations that complement the surrounding downtown businesses, cultural resources, and public amenities. In addition, the project will contribute to increased economic activity, support local commerce, and enhance Warrenton's ability to host visitors and events.

Approval of this zoning map amendment will ensure that the property's zoning designation accurately reflects its intended hospitality use while supporting the continued growth, economic vitality, and character of Warrenton's Central Business District. For these reasons, the requested rezoning is appropriate and consistent with the Town's planning objectives and the previously approved disposition of the property.