

**Statement of Justification for Zoning Map Amendment**  
**18 Court Street, Warrenton, Virginia 20186**

This application requests a zoning map amendment for the property located at 18 Court Street in Warrenton, Virginia, to change the current zoning designation from Public/Semi-Public (PSP) to Central Business District (CBD).

Both Fauquier County and the Town of Warrenton have previously conducted public hearings regarding the future use and disposition of this property. Following these hearings, the governing bodies voted to approve the transfer and future use of the property by Madison Dale Consulting LLC for the proposed development of a restaurant.

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 is consistent with the Town's long-term planning objectives and will support economic development within the downtown area by encouraging hospitality, dining, and visitor-serving uses that complement the surrounding business district.

The requested amendment will facilitate the adaptive reuse and productive redevelopment of the property while promoting increased economic activity, tourism, and vitality within the historic downtown core. Approval of this rezoning will ensure that the zoning designation accurately reflects the property's intended function and supports the continued growth and enhancement of Warrenton's Central Business District.

For these reasons, the requested zoning map amendment is justified and consistent with the Town of Warrenton's planning goals and the previously approved disposition of the property.