

SPECIAL USE PERMIT AMENDMENT CONDITIONS

**Applicant: ST. JOHN THE EVANGELIST CATHOLIC
CHURCH**

**Owner: CATHOLIC DIOCESE OF ARLINGTON (ST JOHN'S CATHOLIC
SCHOOL TEES)**

**SUP 23-01 (Supersedes SUP Dated June 3, 1986) PINs 6984-36-7135-0000
(the "Property") Special Use Permit Area :± 11.0664 Zoning: R-10
Residential**

Date: November 14, 2023

In approving a Special Use Permit Amendment, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit Amendment (SUP).

1. General: This Special Use Permit Amendment is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in general conformance with the Special Use Permit Amendment Plan entitled, "Special Use Permit Amendment Plat," prepared by Carson Land Consultants, Page 1 dated February 10, 2023 and Pages 2-4 dated December 6, 2022, last revised October 26, 2023, consisting of four (4) sheets (the "SUP Amendment Plan"). Minor changes and adjustments may be made to the site layout shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by either the Director of Community Development or the Zoning Administrator.
3. Use Parameters:
 - a. Special Use Permit Area – The Special Use Permit shall apply to the entire site.
 - b. Use Limitations – The permitted uses shall be limited to the church, to the school and those other uses and activities that are ancillary to and customarily incidental to a place of worship and to a school. Such uses include, but are not limited to, parish houses, rectories, parsonages, Sunday schools, accessory nursery/childcare during services, church-sponsored events, administrative offices, etc.
 - c. Maximum Students – The maximum number of students shall be 540
4. Site Maintenance and Refuse Collection: New refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11- 19(9).
5. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).

- a. Landscaping – The Applicant shall make all reasonable efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
- b. Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved to the extent reasonable and supplemented to meet the intent of the buffer as noted below. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, failing, noxious and/or invasive vegetation.
- c. Stormwater Management (SWM) –Stormwater Management shall be designed and constructed in accordance with DEQ and Town ordinances in effect at the time said SWM is required.

6. Lighting:

- a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c. All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d. Permanent lighting on the school managed turf fields is prohibited unless approved by the Town.
- e. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

7. Transportation:

- a) Vehicular Access – The site shall be accessed from the Winchester Street and the John E. Mann entrances.
- b) Applicant will make reasonable effort to continue to minimize stacking of vehicles into the public right-of-way through the use of stacking on the property by accessing the school by way of Winchester Street and/ or by staggering times to achieve this condition.
- c) Dedication of right-of-way to the back of the existing curb on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. Upon dedication of the right-of-way to the back of the existing curb , the Town will assume ownership and maintenance of existing facilities therein.

8. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall be buffered to shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view of the residentially-zoned property located to the north to at least 3(three) feet in height above the parking surface with, at the owner's discretion, either a solid wall, sight-tight fence, evergreen shrubs, or other method as approved by the Zoning Administrator as a part of the Site Development Plan. Any new shrubs planted to supplement the existing screen shall be at least 2 (two) feet in height within 1 (one) year of planting.

9. Demolition: Demolition of the existing administration building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. Upon construction of the new administration building, the Town will issue a temporary occupancy permit. No final occupancy permit shall be issued on a new administration building located at the northwest corner of the property on Winchester Street until the existing administration building has been demolished, which must occur within 6 months from the issuance of the temporary occupancy permit for the new administration building.