

December 10, 2024
Town Council
Regular Meeting

**RESOLUTION TO APPROVE ZMA 2023-01 WARRENTON UNITED METHODIST
CHURCH/HERO'S BRIDGE PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF
THE TOWN OF WARRENTON
(GPINS 6984-16-5101 PORTION APPROXIMATELY 5.22 ACRES OF THE APPROXIMATELY
6.31 ACRE PARCEL, 6984-16-7013, 6984-15-1823 AND 6984-15-1930)**

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Owner, Trustees of Warrenton United Methodist Church, and the Applicants, Warrenton United Methodist Church and Hero's Bridge, seek a Zoning Map Amendment of approximately 9.8640 acres from R-10 (Residential) and RO (Residential Office) to R-PUD (Residential Planned Unit Development) located on and adjacent to the existing church located at 341 Church Street in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicants have applied for a Zoning Map Amendment to develop 22-two-family residential dwellings for a total of 44 units to provide affordable housing to veterans ages 65 and older; and

WHEREAS, the Application includes a Small Office/Community Center to be constructed; and

WHEREAS, The Applicants are requesting deviations from Zoning Ordinance requirements under the Virginia Supreme Court's ruling in *Rowland vs. Town of Warrenton* that "the General Assembly intended for these statutes to grant localities the authority to permit deviations from the requirements of a zoning ordinance by accepting voluntary proffers as part of a rezoning application"; and

WHEREAS, the Owner and Applicants submitted executed voluntary proffers dated September 20, 2024, and a Concept Development Plan dated September 19, 2024; and

WHEREAS, the Planning Commission held two public work sessions on ZMA 2023-01 on July 16, 2024 and August 27, 2024; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of a zoning amendment, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on September 17, 2024 and October 15, 2024; and

WHEREAS, the Planning Commission considered for approval of the zoning amendment based on voluntary proffers and Virginia State Code Section 15.2-2285; and

WHEREAS, the Warrenton Planning Commission recommended denial to the Town Council in a 3 to 1 vote, with one member absent; and

WHEREAS, the Owner and Applicants have submitted updated executed voluntary proffers dated October 30, 2024, Warrenton UMC Proposed Building Elevation dated March 16, 2023, Fitness Trail/Stations Exhibit dated October 22, 2024, and a General Development Plan dated October 30, 2024; and

WHEREAS, the Warrenton Town Council held a work session on ZMA 2023-01 on Tuesday, November 12, 2024; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicants for approval of a zoning amendment, the Town Council upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on Tuesday, December 10, 2024; and

WHEREAS, the Town Council considered for approval of the zoning amendment based on the Planning Commission recommendation, voluntary proffers and Virginia State Code Section 15.2-2285; and

WHEREAS, the Town Council finds that the Application meets the criteria for approval found in Section 11-3.9.12 in the Town of Warrenton Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council on this 10th day of December 2024, finds that ZMA 2023-01 serves the public interest as provided in Plan Warrenton 2040's Vision for providing housing options to meet people's needs at different stages of life, more specifically addressed in the Housing Chapter that calls for inclusive, diverse housing types that ensure equitable, attainable housing opportunities across all ages, incomes, and abilities of the community;

AND FURTHER RESOLVED, the Warrenton Town Council hereby approves ZMA 2023-01 subject to the executed voluntary proffers dated October 30, 2024, Warrenton UMC Proposed Building Elevation dated March 16, 2023, Fitness Trail/Stations Exhibit dated October 22, 2024, and a General Development Plan dated October 30, 2024.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Stephen Clough, Town Clerk