

# ORDINANCE

September 9, 2025  
Town Council  
Public Hearing

## **AN ORDINANCE TO APPROVE THE ESTABLISHMENT OF A TEMPORARY CONSTRUCTION EASEMENT FOR SANITARY SEWER CONSTRUCTION ON TAX PARCEL NUMBER 6984-23-2742-000**

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

**WHEREAS**, the Warrenton Town Council (Hereinafter "Council") may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

**WHEREAS**, the Town is the owner of certain real property located in the Town of Warrenton, Virginia, identified as Tax Map Parcel 6984-23-2742-000 containing 4.72 acres, (the "Property") as the same is recorded in Deed Book 108 at Page 90 among the Fauquier County, Virginia land records (the "Land Records"); and

**WHEREAS**, EXO Development, LLC (Hereinafter "the Owner") is the owner of certain real property located in the Town of Warrenton, Virginia, identified as Tax Map Parcel 6984-53-9508-000 containing 5.31 acres, (the "Property") as the same is shown on a plat attached to a Deed of Dedication, Subdivision, and Easement recorded in Deed Book 276 at Page 90 among the Fauquier County, Virginia land records (the "Land Records"); and

**WHEREAS**, it is the desire of the Owner and the Town to establish a temporary construction easement on parcel 6984-63-2742-000 owned by the Town of Warrenton to allow the construction of a sanitary sewer line as shown on the Site Development Plan (SDP#24-1) and the Easement Plat (ESMT#24-5); and-

**WHEREAS**, on August 12, 2025, the Warrenton Town Council conducted a public hearing on this matter and considered oral and written testimony; and

**WHEREAS**, on August 12, 2025, the Warrenton Town Council deferred the application after conducting a public hearing until their September 9, 2025, meeting, leaving the public hearing open; and

**WHEREAS**, on September 9, 2025, the Warrenton Town Council conducted a second public hearing on this matter and considered oral and written testimony; and

**WHEREAS**, the Council desires to adopt this Ordinance to establish the aforementioned temporary construction easement as set forth on the aforesaid plat of easement; now, therefore, be it

**ORDAINED**, by the Council this 9<sup>th</sup> day of September 2025, that the Town Council hereby approves the establishment of a temporary construction easement as shown on the proposed Plat Showing Dedication of Variable Width Temporary Construction Easement, prepared by Bohler Engineering, dated March 26, 2025, and attached hereto.

## ORDINANCE

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Community Development Director,  
Town Attorney

**ATTEST:** \_\_\_\_\_  
Town Recorder