



Salt Storage Facility
Fauquier County Special Exception Permit

Town Council Regular Meeting

January 13th, 2026

Overview

- **Current State:** The existing salt storage facility is the Town's only repository for road salt.
- **Condition:** It is in a state of "advanced deterioration" and is structurally/functionally inadequate.
- **Risk:** Potential failure of core winter service operations. If the building fails, the Town cannot effectively treat roads during ice and snow events.
- **Solution:** A modern, resilient facility located at the Fauquier County Landfill.

Project Progress To-Date

- **FY25 CIP:** Funding is formally secured and approved.
- **Site Selection:** Partnership with Fauquier County has secured a location at the landfill.
- **Technical Design:** 15% Design Milestone was reached on Oct 13, 2025.
- **The Next Hurdle:** Before we move to 100% design and construction, we must clear the Special Exception (SE) regulatory process with the County.

The Special Exception Process

Because the proposed salt facility is located on County land, the Town must adhere to Fauquier County's zoning and land-use requirements.

- **Land Use:** Salt storage is a specific use that requires a Special Exception Permit at the landfill property.
- **Public Hearings:** The process involves formal presentations before the:
 1. Fauquier County Planning Commission.
 2. Fauquier County Board of Supervisors.
- **The Goal:** Obtain legal clearance to proceed with construction on this specific site.

Key Impacts & Benefits

❄️ □ Operational Continuity

- Guarantees uncontaminated salt storage.
- Ensures the Town meets mandated service levels for winter road safety.

❓ □ Regional Collaboration

- Strengthens the partnership between the Town and Fauquier County.
- Sets a precedent for shared resource utilization.

Current Facility



Conceptual Design



Similar Structure's



Site Design



Staff Recommendation

Staff requests the approval of a resolution that grants two authorizations:

1. Acting Town Manager Authorization: To execute (sign) the Fauquier County Special Exception Application.
2. Facilities Manager Authorization: To represent the Town at County Planning Commission and Board of Supervisors hearings.

Next Steps

- Approval of Resolution: Tonight's requested action.
- Submission: Formal application to Fauquier County of January 15th.
- Projected Timeline: Target for permit approval in April of 2026 to stay on schedule for construction.



Questions?