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January 15, 2026

Statement of Justification: Public Works Salt Storage Facility

Joint Applicant's: Town of Warrenton & Fauquier County

Project Representative: Rummel, Klepper & Kahl, LLP (RK&K)

Requested Action: Special Exception Permit (Category 11 – Public and Quasi-Public Use)

1. Project Overview and Type of Operation

The Town of Warrenton proposes the construction of a dedicated **Salt Storage Facility** to bolster municipal winter maintenance capabilities. The primary function of this site is the secure storage and loading of road salt to ensure public safety and road navigability during inclement weather.

2. Operational Details

- **Hours of Operation:** This is an **event-driven facility**. While it will remain dormant during fair weather, it must remain accessible 24/7 during active weather events. Operations are strictly dictated by the timing and severity of winter storms requiring road treatment.
- **Employees and Staffing:** The facility will function with a **transient workforce**. On-site presence is limited to the duration of loading/unloading tasks. Typically, staffing will not exceed **1-2 employees** at any single time.
- **Target Population:** As a government-owned utility, there are **no outside patrons, clients, or public visitors**. Access is restricted to authorized municipal personnel.

3. Qualifications and Professional Oversight

The applicant, the **Town of Warrenton**, is a municipal government with extensive experience in providing a full range of public works services. To ensure technical excellence, the Town has partnered with **Rummel, Klepper & Kahl, LLP (RK&K)**, a professional engineering and project management firm, to oversee the design and implementation of the facility.

4. Traffic Impact Analysis

The facility's traffic footprint is negligible during normal conditions and concentrated during emergency response:

- **Standby Operation:** Less than **10 trips per day**.
- **Active Weather Operation:** Estimated at less than **50 trips per day**.
- **Distribution:** Trips are primarily heavy equipment (salt spreaders/plows) distributed throughout the duration of a storm event, ensuring minimal impact on peak-hour commuter traffic.

5. Area of Service

The facility is strategically positioned to serve the infrastructure of the **Town of Warrenton** and supporting areas within **Fauquier County**, improving response times for local ice and snow remediation.

6. Architectural Design and Aesthetics

The structure is designed for durability and environmental protection. It features:

- **Foundation:** High-strength concrete walls to contain bulk material.
- **Roofing:** A specialized **fabric roofing structure** designed for industrial longevity.
- **Enclosure:** The facility will be enclosed by **garage doors on three sides**, protecting the salt from wind and precipitation, which prevents runoff and preserves material integrity.

7. Regulatory Compliance and Special Exception

The proposed use conforms to the intent of the Town's land use regulations. The applicant is seeking a **Special Exception Permit for a Category 11 – Public and Quasi-Public Use**. This designation is appropriate as the facility provides an essential public safety service. No other waivers or variances are requested at this time; the project intends to meet all applicable environmental and engineering standards for salt storage.

Stephanie Miller
Acting Town Manager

Johnny Switzer
Facilities Manager

EXPERIENCE