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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

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