

*Rezoning*  
**STATEMENT OF JUSTIFICATION**  
**REZN-23-021163**

**PIN 6984-95-2640-000**  
**6415 Academy Hill Road**  
**Fauquier County, Virginia**

*Applicant:*

*Wargo Properties, LLC*  
*6415 Academy Hill Road*  
*Warrenton, Virginia 20187*

*Prepared By:*

*Hinchey & Baines, PLC*  
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*Culpeper, Virginia 22701*  
*(540) 829-2220*

*November 2023*

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## **REZONING REQUEST OVERVIEW**

Wargo Properties, LLC is requesting to amend the zoning (“rezone”) of PIN 6984-95-2640-000 from R-1 to R-4. Rezoning the subject parcel will allow residential lot density that is similar and compatible with the adjacent properties, particularly Millfield Subdivision and White’s Mill.

## **SITE DESCRIPTION**

<u>PIN</u>	<u>Current Owner</u>	<u>Zoning District</u>	<u>Acreage</u>
6984-95-2640	Wargo Properties LLC	R-1	1.68

Current Zoning District:	R-1 (Residential District, 1 Dwelling Unit/Acre)
Current Use:	Single-Family Residential
Service District:	Warrenton
Magisterial District:	Cedar Run
Elementary School District:	Smith
Middle School District:	Taylor/Warrenton
High School District:	Kettle Run
Agricultural/Forestal:	No
FEMA Floodplain:	No
Shrink Swell Soil Potential:	Moderate

The property is bounded on the north by Academy Hill Road, on the east by dedicated open space for Woods of Warrenton and on the south and west by Millfield Subdivision.

## **LAND USE**

### ***Existing Zoning and Use***

Currently the property is zoned R-1 (Residential District, 1 Dwelling Unit/Acre) and consists of one (1) owner-occupied single-family residence and detached garage.

No Special/Overlay Districts apply to the subject parcel.

The subject parcel is located within the Warrenton Service District.

### ***Proposed Zoning and Use***

The applicant proposes changing the zoning to R-4 (Residential District, 4 Dwelling Units/Acre).

Once rezoned, the applicant proposes that the subject parcel will be subdivided into six (6) – 10,000 SF (minimum) single-family residential lots as shown on the attached Conceptual Subdivision Plan. This lot size and density is similar and compatible with the adjacent Millfield Subdivision.

The proposed subdivision will be developed in accordance with all R-4 zoning district requirements.

## **SITE DESIGN**

In general, the site will be developed consistent with Millfield Subdivision.

Major Watters Lane will be extended from its current temporary cul-de-sac in the Millfield Subdivision and connected to Academy Hill Road. Major Watters Lane right-of-way, street cross-section will be maintained.

Domestic water and sanitary sewer systems within Millfield Subdivision will be extended into the subject parcel to serve all proposed lots. The water and sanitary sewer systems will be dedicated to the Town of Warrenton.

Stormwater management (quantity) will be provided in the existing stormwater management facility located in the Millfield Subdivision. Stormwater management (quality) will likely be provided by purchasing water quality credits from an accredited nutrient bank.

## **ACCESS AND TRANSPORTATION**

The applicant proposes to extend Major Watters Lane from its current temporary terminus and connect it with Academy Hill Road. Major Watters Lane was constructed as part of Millfield Phase 4 and terminated at the common property line with the subject parcel with a temporary turn-around and future road extension sign.

### ***Trip Generation***

The proposed development will generate approximately 60 vehicles per day (10 vehicles per day per lot). A total of 220 vpd are anticipated at the proposed Major Watters Lane/Academy Hill Road intersection. These trips include traffic from 16 existing lots in Millfield and the 6 proposed lots on the Wargo property (22 lots x 10 vpd/lot). Since total number of trips are less than 400 vpd, the proposed road extension will remain as a local subdivision road. The trips from the existing Millfield lots will reduce the total trips to the Millfield Drive/Academy Hill Road intersection and reduce interior traffic within the Millfield Subdivision.

## **ENVIRONMENT**

National Wetlands Inventory mapping indicates that there are no potential wetland areas on the subject parcel, therefore, impacts to environmentally sensitive areas are not anticipated. If areas of concern are discovered, site design techniques will be utilized to avoid and or minimize impacts to any environmentally sensitive areas on or adjacent to the property.

Stormwater Management for any developed areas, if required, will comply with Fauquier County Stormwater Management Ordinance and Virginia Stormwater Management Regulations. Natural drainage patterns will be maintained.

## **COMPREHENSIVE PLAN COMPLIANCE**

The Introduction of the Fauquier County Comprehensive Plan states: *“The Fauquier County Comprehensive Plan presents a long-range vision for the County. The Comprehensive Plan sets forth a guide for development within the County to promote, preserve and protect the health, safety and general welfare of its citizens. The purpose of this document is not to regulate, but rather to guide land use, transportation, infrastructure and resources decisions. The*

*Comprehensive Plan is a vital tool in understanding and influencing outcomes, by providing direction to protect resources and permit orderly development, ensuring a continued quality of life for the citizens and businesses of Fauquier County.”*

*Guiding Principle B: The County’s unique communities, from rural and agricultural to village settlements to urbanized, are integral to the County’s collective identity.*

The proposed rezoning and development supports Policy #2, #3 and #5 under this Guiding Principle.

*Policy #2: Focus development within the areas of the County designated to have the infrastructure to serve higher density and intensity development.*

The subject parcel is within the Warrenton Service District. Water and sewer services are readily available to the site.

*Policy #3: Accommodate housing needs for all stages of life. This would involve a range of housing from affordable and accessible units for singles and young families just entering the housing market in the form of multi-family, townhouses and small single-family homes to larger homes as well as active adult and assisted care facilities.*

The proposed development offering 10,000 SF lots provides for affordable and accessible housing options.

*Policy #5: Provide quality recreational and cultural opportunities.*

The subject parcel is directly adjacent to Warrenton Greenway Open Space and Linear Trail System.



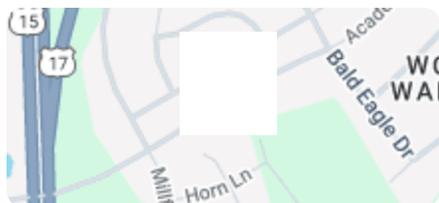
6430 Academy Hill Extended

6415 Academy Hill Road

Warrenton, Virginia  
Google Street View  
Jun 2022



Image capture: Jun 2022 © 2023 Google



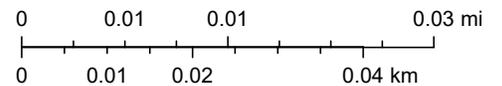
# Aerial with Topography Map



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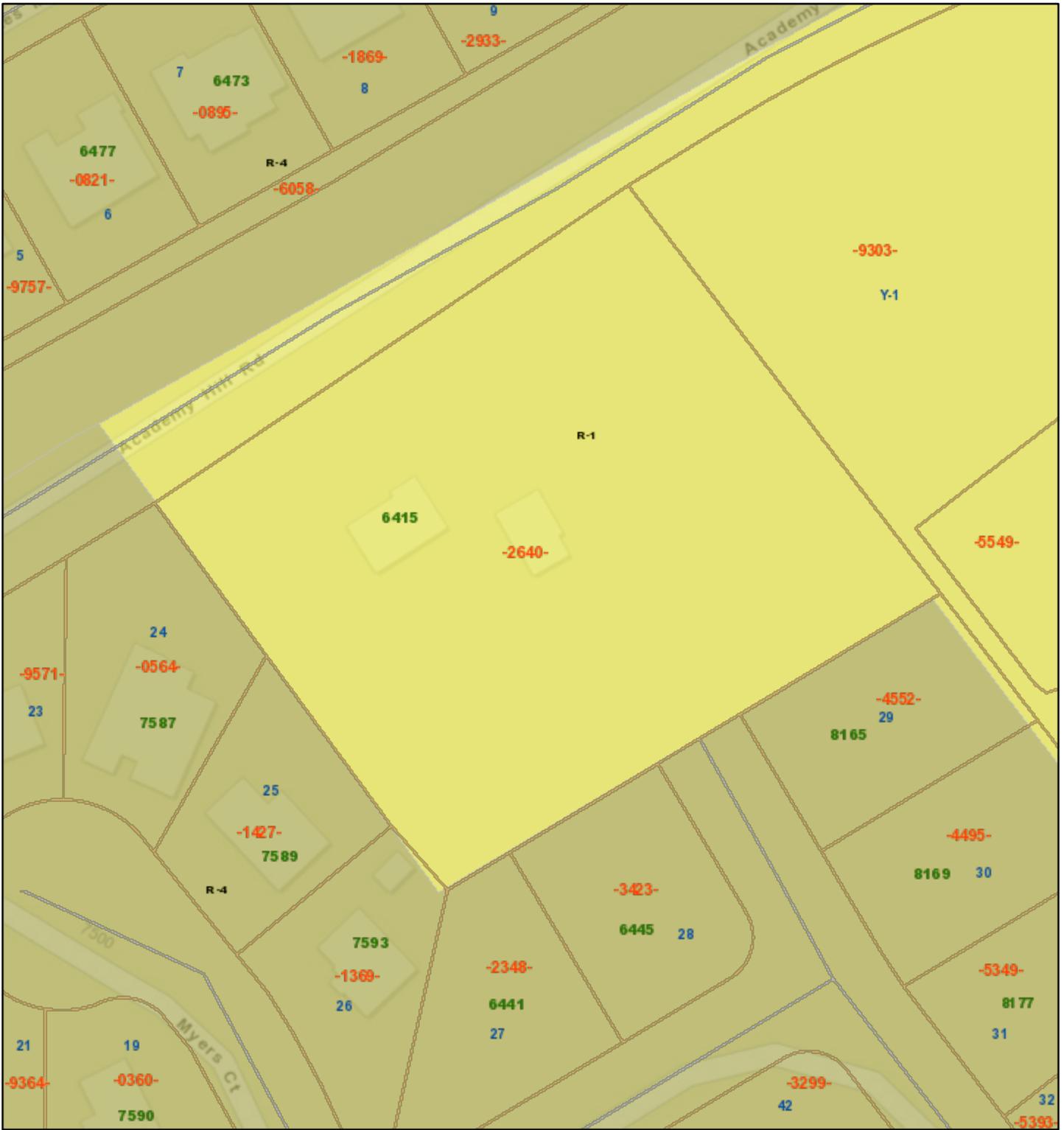
1:1,128

- |                                    |                     |
|------------------------------------|---------------------|
| Road Centerlines_without labels_1K | --- Encumbrances_1K |
| MAJOR                              | Railroad_1K         |
| MINOR; RAMP                        | Current             |
| COUNTY                             | --- Municipal       |
| LOCAL                              | School Location_1K  |
| PRIVATE                            | 5' Contours         |
| TaxParcel_1K                       |                     |



Maxar, Microsoft, Bloomfield Township MI, Esri., Inc.

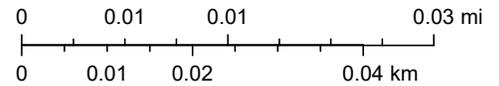
# Current Zoning Map



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- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>MAJOR</li> <li>MINOR; RAMP</li> <li>COUNTY</li> <li>LOCAL</li> <li>PRIVATE</li> <li>TaxParcel_1K</li> <li>Encumbrances_1K</li> <li>Railroad_1K</li> <li>Current</li> <li>Municipal</li> <li>School Location_1K</li> </ul> | <ul style="list-style-type: none"> <li>Rural Agricultural</li> <li>Rural Conservation</li> <li>Village</li> <li>Rural Residential</li> <li>Residential -1 Dwelling Units/Acre</li> <li>Residential -2 Dwelling Units/Acre</li> <li>Residential -4 Dwelling Units/Acre</li> <li>Townhouse</li> <li>Manufactured Dwelling Park</li> <li>Garden Apartment</li> <li>Marshall Residential</li> </ul> | <ul style="list-style-type: none"> <li>Marshall Town</li> <li>Marshall Gateway</li> <li>Planned Residential Development</li> <li>Commercial Village</li> <li>Commercial Neighborhood</li> <li>Commercial Highway</li> <li>Shopping Center, Community/Regional</li> <li>Business Park</li> <li>Industrial Park</li> <li>Industrial General</li> <li>Planned Commercial Industrial Development</li> <li>Mixed Use Bealeton</li> </ul> |
|--|---|---|

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Bloomfield Township MI, Esri., Inc., VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

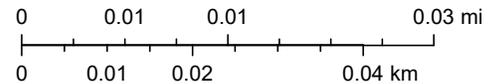
# Future Land Use Map



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- |                                    |                              |                          |
|------------------------------------|------------------------------|--------------------------|
| Road Centerlines_without labels_1K | Current                      | COMMERCIAL RECREATION    |
| MAJOR                              | Municipal                    | COMMERCIAL HIGHWAY       |
| MINOR; RAMP                        | School Location_1K           | COMMUNITY BUSINESS       |
| COUNTY                             | Warrenton Service District   | WATER REMEDIATION        |
| LOCAL                              | EXISTING RESIDENTIAL         | FLEX INDUSTRIAL          |
| PRIVATE                            | GREENWAY RESIDENTIAL         | CAMPUS OFFICE/EMPLOYMENT |
| TaxParcel_1K                       | GATEWAY RESIDENTIAL          | SCHOOL                   |
| Encumbrances_1K                    | GREENWAY/GATEWAY RESIDENTIAL | PARK/RIDE                |
| Railroad_1K                        | OPEN SPACE/PARK              | GATEWAY                  |



Bloomfield Township MI, Esri., Inc., VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

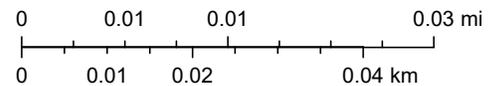
# Service District Map



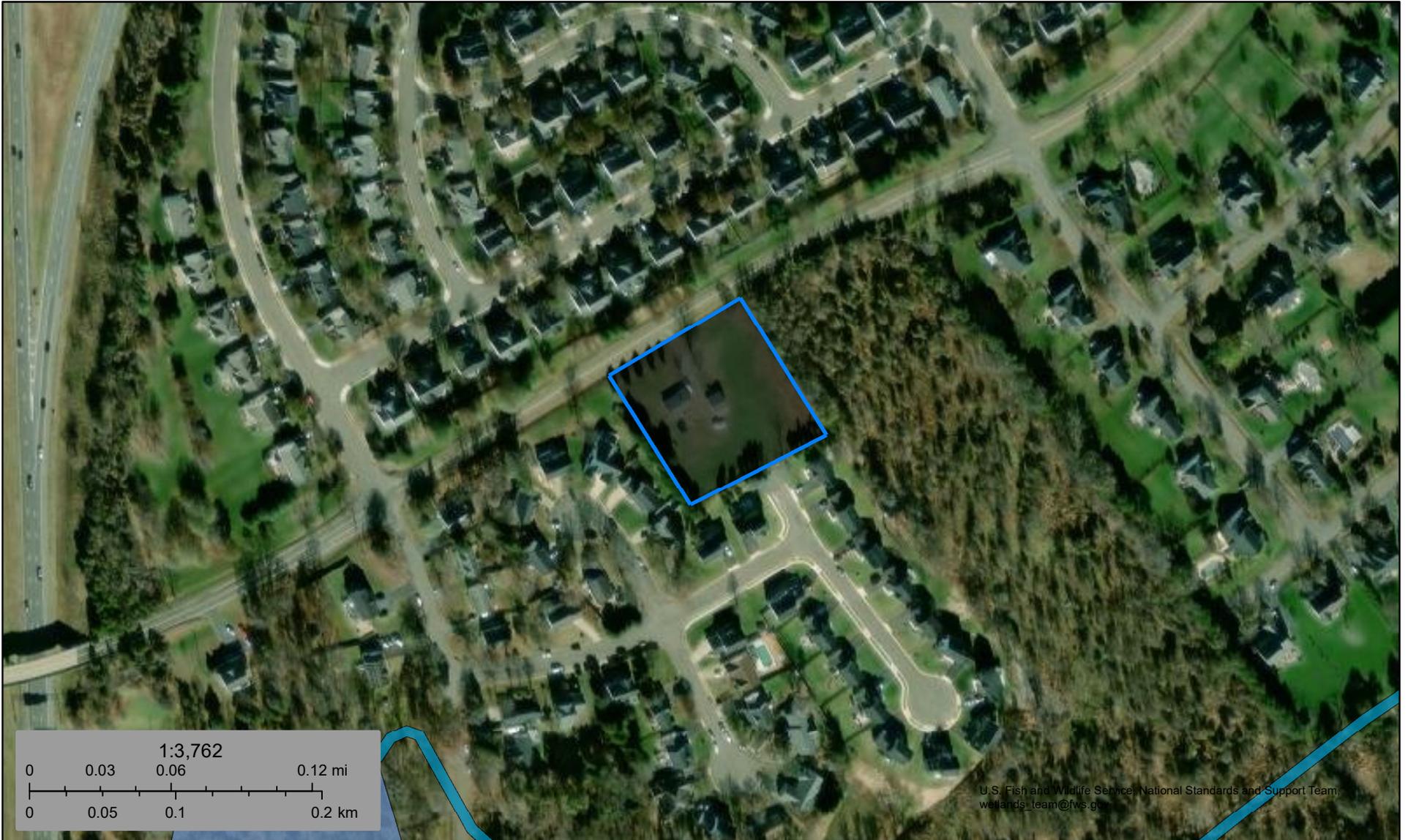
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- |                                    |                           |               |
|------------------------------------|---------------------------|---------------|
| Road Centerlines_without labels_1K | --- Railroad_1K           | CATLETT       |
| MAJOR                              | Current                   | MARSHALL      |
| MINOR; RAMP                        | --- Municipal             | MIDLAND       |
| COUNTY                             | School Location_1K        | NEW BALTIMORE |
| LOCAL                              | Service District Boundary | OPAL          |
| PRIVATE                            | BEALETON                  | REMINGTON     |
| TaxParcel_1K                       | CALVERTON                 | WARRENTON     |
| Encumbrances_1K                    |                           |               |



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November 16, 2023

**Wetlands**

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Fauquier County, Virginia  
(PIN 6984-95-2640)



Map Scale: 1:945 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fauquier County, Virginia

Survey Area Data: Version 19, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

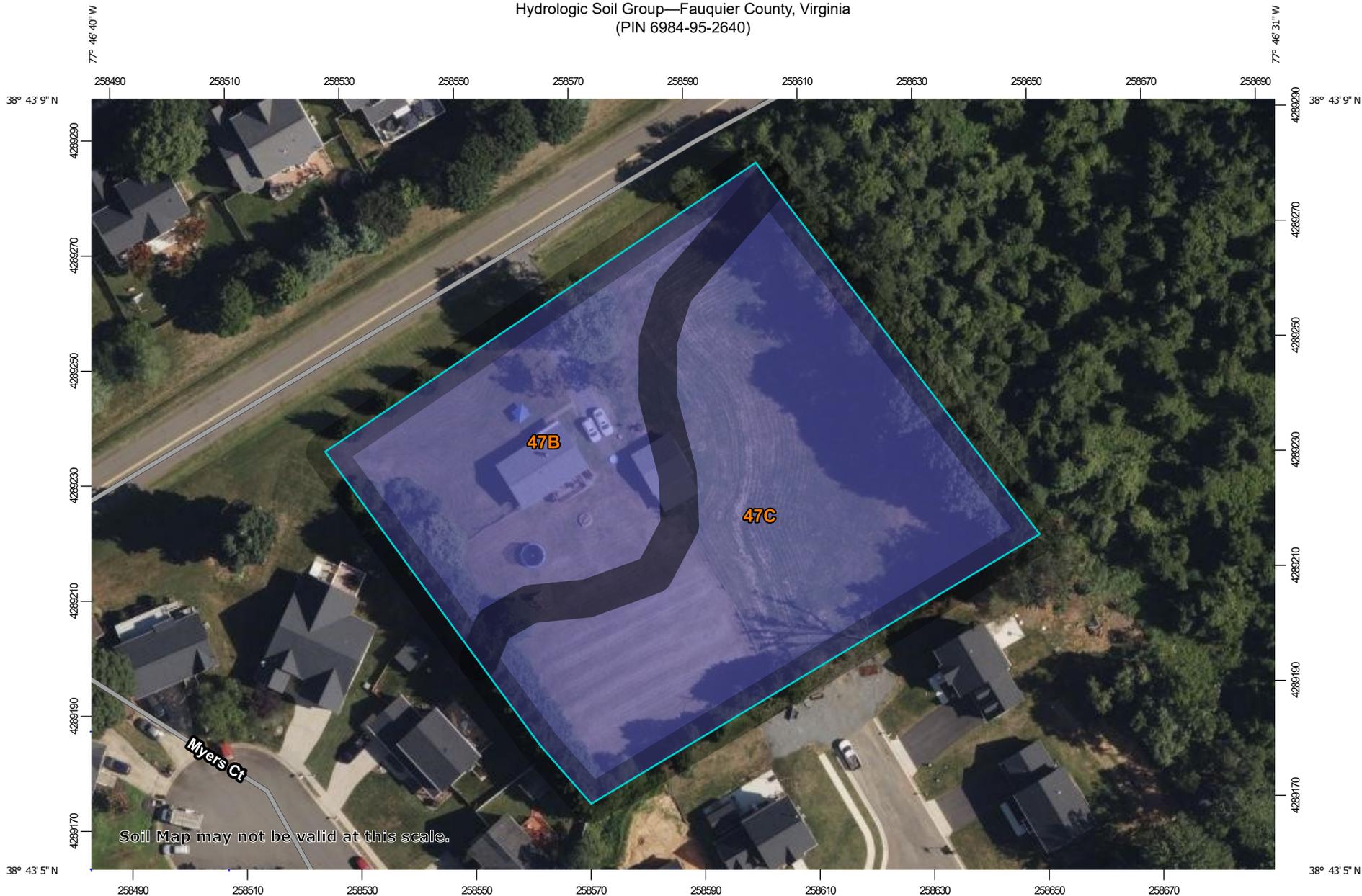
Date(s) aerial images were photographed: Jul 13, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47B	Elioak-Fauquier complex, 2 to 7 percent slopes	0.7	37.4%
47C	Elioak-Fauquier complex, 7 to 15 percent slopes	1.1	62.6%
<b>Totals for Area of Interest</b>		<b>1.8</b>	<b>100.0%</b>

Hydrologic Soil Group—Fauquier County, Virginia  
(PIN 6984-95-2640)



Map Scale: 1:945 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

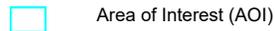
0 45 90 180 270 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

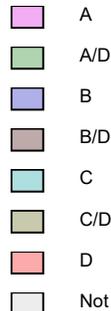
### Area of Interest (AOI)



Area of Interest (AOI)

### Soils

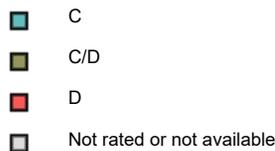
#### Soil Rating Polygons



#### Soil Rating Lines



#### Soil Rating Points



### Water Features



### Transportation



### Background



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 13, 2022—Oct 6, 2022

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## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
47B	Elioak-Fauquier complex, 2 to 7 percent slopes	B	0.7	37.4%
47C	Elioak-Fauquier complex, 7 to 15 percent slopes	B	1.1	62.6%
<b>Totals for Area of Interest</b>			<b>1.8</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

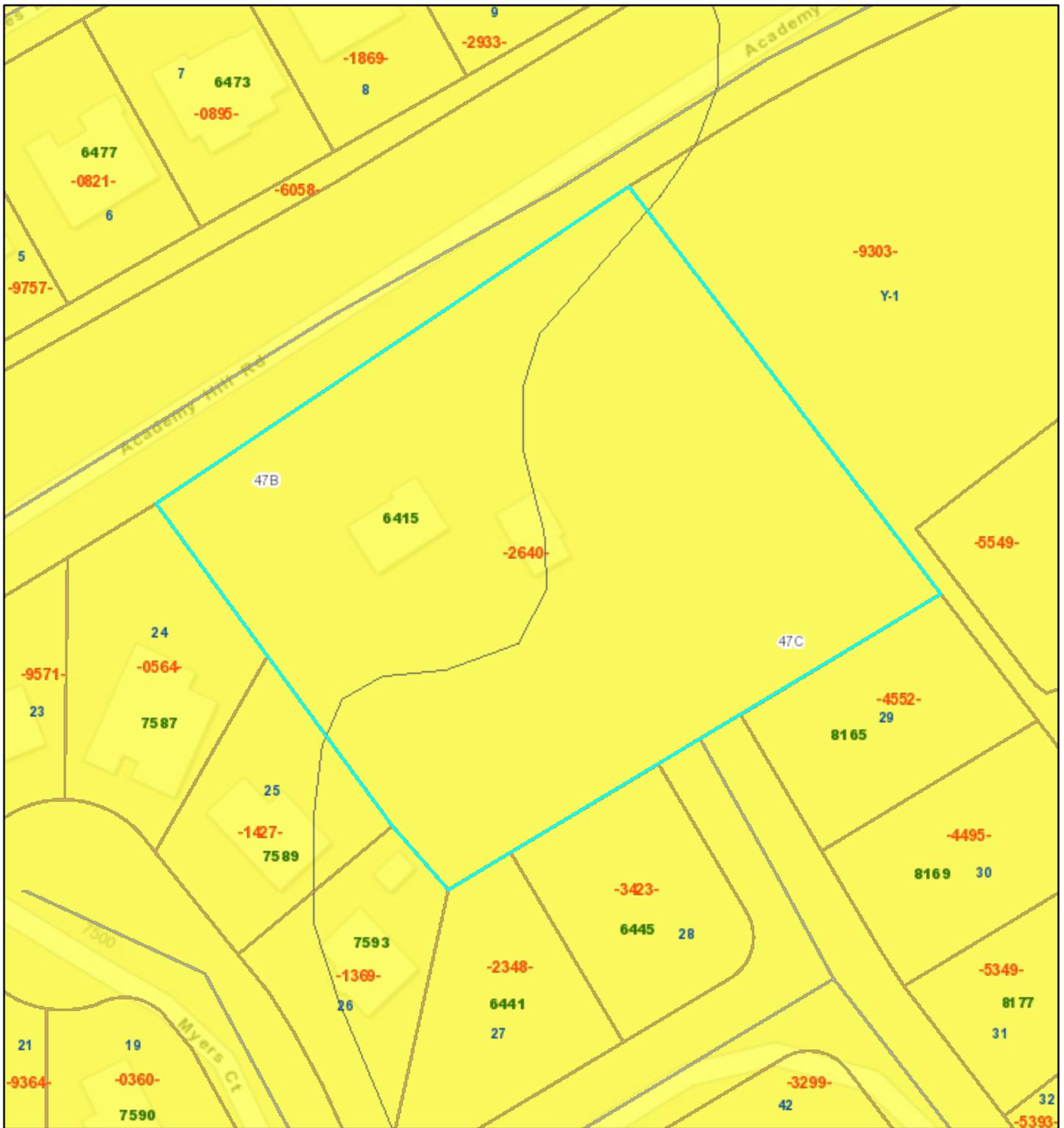
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

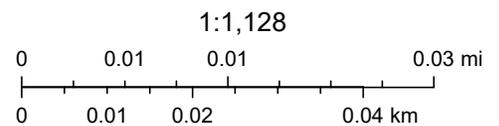
*Tie-break Rule:* Higher

# Shrink-Swell Soil Potential Map



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- |                                    |                                |                                  |
|------------------------------------|--------------------------------|----------------------------------|
| Road Centerlines_without labels_1K | --- Encumbrances_1K            | Moderate Shrink-Swell Potential  |
| MAJOR                              | Railroad_1K                    | High Shrink-Swell Potential      |
| MINOR; RAMP                        | Current                        | Very High Shrink-Swell Potential |
| COUNTY                             | Municipal                      | Water                            |
| LOCAL                              | School Location_1K             | Not Rated - Variable             |
| PRIVATE                            | Soils - Shrink Swell Potential | Not Compiled                     |
| TaxParcel_1K                       | Low Shrink-Swell Potential     |                                  |



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