

AGENDA REQUEST

Owner/Applicant:

Wexford Partners, LLC, Owner/Applicant

Meeting Date:

May 19, 2022

Staff Lead:

Adam Shellenberger, Chief of Planning

Department:

Community Development - Planning Division

Topic:

Rezoning Amendment - REZN-21-015939 - Wexford Village - An Application to Amend Portions of a Previously Approved Proffer Statement and Concept Development Plan Associated with REZN-18-008683 (PIN 6899-24-0759-000 and 6899-25-0237-000, Lee District)

Topic Description:

The Applicant is seeking to amend portions of a previously approved Proffer Statement and Concept Development Plan (CDP) associated with Wexford Village. Specifically, the request is to allow a car wash use and an additional 10,000 square feet of warehouse/self-storage facility use for a total of 90,000 square feet. The Applicant is also requesting to revise the cross section of Lafayette Avenue and have it terminate at Wexford Village Drive instead of the southern property line. Other requested revisions to the Proffer Statement are to alter previous commitments related to transportation improvements and study. The properties are located on the west side of Marsh Road (Route 17) across from Village Center Drive (Route 859), in Bealeton. On February 17, 2022, the Planning Commission voted 4 to 1, to postpone action on this item for up to 90 days with the public hearing left open.

Requested Action:

Conduct the Public Hearing and forward a recommendation to the Board of Supervisors.

Financial Impact Analysis:

None Required.

Identify any other Departments, Organizations or Individuals that would be affected by this request:

- Virginia Department of Transportation (VDOT)
- Fauquier County Water and Sanitation Authority (FCWSA)
- Department of Economic Development
- Commissioner of the Revenue

ATTACHMENTS:

[Staff Report](#)

[Staff Presentation](#)

[Statement of Justification - 03/09/22](#)

[Proposed Proffer Statement - REDLINE - 03/10/22](#)

[Proposed Proffer Statement - 03/10/22](#)

[Proposed Concept Development Plan \(CDP\) - 3/22/22](#)

[Applicant's Cost Estimate for Lafayette Avenue Construction](#)

[Approved Proffer Statement - 03/22/18](#)

Approved Concept Development Plan (CDP) - 04/24/15
Approved Infrastructure Plan Excerpts - 06/30/21
Approved Signal Design
Comments from Commissioner Lee - 03/05/22
Bealeton Service District - Town Center Design Principles
Bealeton Service District - Select Figures
Neighboring Properties Map
Oblique Aerials
Street View Images
ADDED - Applicant's Letter to the Planning Commission - 05/17/22
ADDED - Public Comments on May 18, 2022