

DRAFT SPECIAL USE PERMIT CONDITIONS OF APPROVAL
Taylor Middle School
Owner/Applicant: County School Board of Fauquier County
SUP# 2023-04
GPIN 6983-48-7973-500 (“the “Property”)
Special Use Permit Area: ± 39.18 Zoning: PSP (Public Semi Public)
Date: April 9, 2024

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance (“ZO”).

2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, “Special Use Permit Plat,” prepared by Timmons Group, dated September 7, 2023, with revisions made through March 1, 2024. Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

3. Use Parameters:

a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/-39.18 acre site.

b. Use Limitations – The primary use shall be limited to a school as defined in the ZO. Accessory uses are limited to those customarily incidental to a school.

4. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.

5. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that screen this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code (currently Section 11-19(9)).

6. Environment: All landscaping shall be native and drought-resistant except as may be approved on the final site plan(s).

a. Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.

b. Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.

c. Stormwater Management – The property owner is required to account for all improvements, regardless of square footage, made to the property since July 1, 2014, and design and construct for the accumulative stormwater management for both quantity and quality in accordance with all applicable State and local requirements in effect at the time of site development plan approval.

7. Lighting:

a. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.

b. All exterior lighting fixtures, new or replacement light fixtures using LED, shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower.

c. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

8. Transportation:

a. Vehicular Access – The primary site shall be accessed from E. Shirley Avenue with secondary access from the bus loop entrance to Brumfield ES off of Alwington, which will also be the primary parent drop-off and pick up route. Egress shall be controlled via a stop sign traffic control with stop bar at the exits. The existing traffic signal will control the bus exit from the middle school site.

b. There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets.

c. Handicapped Parking and Signage – Handicapped parking and signage shall be provided in accordance with the Public Facilities Manual and the Americans with Disabilities Act.

d. At the time of Final Site Plan, dedication of a public access easement shall be dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center as well as on the portion of the school property south of the existing Community Center extending west to Alwington Blvd. The public access easement shall be of sufficient width to facilitate the extension of a future 10' wide Shared Use Path.

e. At time of Final Site Plan, Applicant shall reserve right of way and temporary construction easements at no cost of sufficient right-of-way for transportation improvements as shown in the page C 3.02A of the SUP Plans for the improvement of the extension of Alwington Boulevard, drainage improvements, intersection improvements, and construction of multi-use facilities.

f. Before Final Certificate of Occupancy, the public access easement dedicated along E. Shirley Avenue from the southern parking lot entrance to the Southern Property line with the adjacent Community Center shall be graded according to VDOT standards to accommodate a future extension of a 10' wide Shared Use Path.

9. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional onsite services necessary to serve the school use. The site will be served by public sewer, with the Property Owner responsible for the conveyance of the sewer to the Town pump station.

10. Emergency Access: The Property Owner shall provide Fauquier County Emergency Services and the Town of Warrenton Police with current and valid codes and/or locking mechanism keys to be able to open gates located on the property.