



9009 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
Telephone (703) 368-8136
Fax (703) 368-7238
www.wright-realty.com

Applicant Rezoning Request:

TopHatt Properties, LLC
Rezone PIN 6984-02-2554 from Residential
(R-15) to Public/Semi Public (PSP)

Statement of Justification Date:

April 28, 2021

Applicant's Statement of Describing Existing Character of Area

Parcel Location: The Parcel is located at 555 Hospital Hill, Warrenton, VA. The subject property is located in an area of the Town of Warrenton commonly known and referred to as Hospital Hill which is located off of Shirley Avenue, a major thoroughfare through the Town of Warrenton.

Description of Existing Character of Area: The area of Hospital Hill is dominated by government office use and health care uses including a hospital, nursing home and numerous doctors' offices. The area also includes a Rescue Squad building operated by the County but owned by a volunteer fire company. The Hospital Hill area is immediately adjacent to the commercial businesses which dominate Shirley Avenue and Route 211 at its intersection with Shirley Avenue.

To the north and west of the subject property on Hospital Hill are parcels owned by Fauquier Medical Center LLC who operate Fauquier Hospital. These parcels are zoned Public/Semi-Public. To the south of the subject property is the Carriage House Subdivision. These parcels are zoned Planned Unit Development. To the east of the subject property is the Mews at Menlough Subdivision. These parcels are zoned Planned Unit Development.

None of the buildings located on the parcels of Hospital Hill have historical designations. Nor is the Hospital Hill area located in the Town's Historic District.



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Applicant's Statement of Justification

Parcel Background: The Parcel for which the rezoning is sought is rectangular in layout and is 1.3872 acres in size. The Parcel was purchased by Alice M. Mauroner and Norman Lee Mauroner Jr in 1995. In 1991 a medical office building was constructed on the property. Since that time the Mauroners have used the property and building to provide health services to the citizens of the Town of Warrenton and the County of Fauquier. TopHatt Properties LLC is the contract purchaser. Principals of TopHatt Properties LLC own and operate Polysonics Acquiring Corporation on Belle Air Drive in Warrenton, VA. While the property has, since 1995, been used as a medical clinic, via a Special Use Permit, the current land use designation for the property is Residential (R-15).

Justification: Since the time it was acquired by the Mauroners in 1995 the subject parcel has been continually owned and operated as a medical clinic. The Subject Parcel is bounded by two of its four sides by parcels that are zoned and operated under the Public/Semi Public land use category. To the north and to the west of the subject property are parcels owned by Fauquier Medical Center LLC and operated as hospital facilities which are permitted by-right in under the Public/Semi Public Category. (See Town of Warrenton Ordinance §3-4.9.2). Because of its long and continued use as a medical office, and the land use and zoning designation of the parcel abutting it on two of its four side, as Public/Semi-Public it is appropriate to rezone this property from its current Residential (R-15) designation to the Public/Semi-Public land use designation.



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Statement of Impact Mitigation Date:

April 28, 2021

Application's Statement of Impact Mitigation

The requested rezoning would change the parcel land use designation from High Density Residential (R-15) to Public/Semi Public land use designation. The property is currently improved with a medical office building housing Warrenton Medical Associates. Warrenton Medical Associates is a general practitioners medical clinic providing medical services to the residents of the Town of Warrenton and the County of Fauquier.

Analysis of Financial Impact of the Proposed Rezoning: Tax revenues will remain the same on the parcel. There will be no financial effect from the requested change in zoning classification on the Town's business license tax revenue.

Analysis of Impact of Proposed Rezoning on Environmental Conditions: Because the property is already improved with building and parking the proposed rezoning will have no additional impact on the presently existing environmental conditions associated with property.

Analysis of Impact of Proposed Rezoning on Public Facilities and Utilities: Because the property is already improved with building and parking the proposed rezoning will have no additional impact on utilities and facilities.

Proposed Methods for Mitigating any Anticipated Impacts from the Proposed Rezoning: Because the proposed rezoning will not generate any financial, environmental, public facility, or public utility impacts no methods for mitigating impacts are proposed.

Town of Warrenton Future Land Use Categories

- Low Density Residential
- High Density Residential
- Public/Semi-Public Intensive
- Public/Semi-Public Non-Intensive
- Office
- Commercial

	-Low Density Residential
	-High Density Residential
	-Public/Semi-Public Intensive
	-Public/Semi-Public Non-Intensive
	-Office
	-Commercial

-Commercial

5234

R-10

PSP

HOSPITAL DR

VETERANS DR

MANOR CT

WEST SHIRLEY AVE

KEITH ST

RO

FISHER LN

WINNERS CIR

HORSESHOE LN

WARREN CT

R-15

QUARTERPOLE CT

CARRIAGE HOUSE LN

SIRE WAY

PUD

DERBY WAY

MENLOUGH DR

5234

of Warrenton Zoning Classifications

Public/ Semi-Public Institutional

Residential Office

Residential - 15 Dwelling Units Per Acre

Residential - 10 Dwelling Units Per Acre

Planned Unit Development

	-PSP- Public/ Semi-Public Institutional
	-RO- Residential Office
	-R15- Residential - 15 Dwelling Units Per Acre
	-R10- Residential- 10 Dwelling Units Per Acre
	-PUD- Planned Unit Development

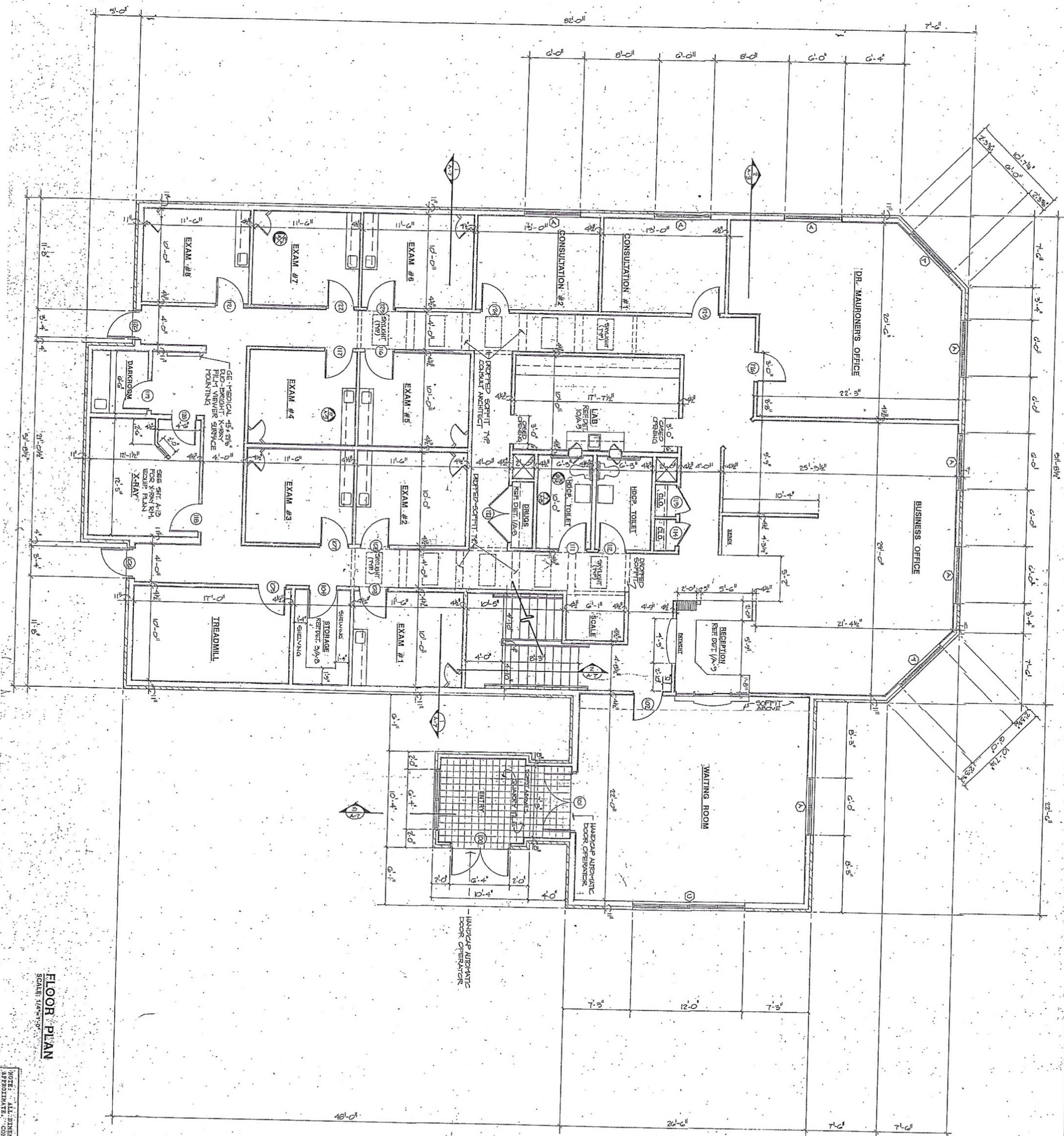
-PUD- Planned Unit Development

555 Hospital Drive- 6984-02-2554



FEMA Flood Zones

	A - 100 Year
	AE - 100 Year BFE Determined
	X Shaded - 500 year
	X



FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

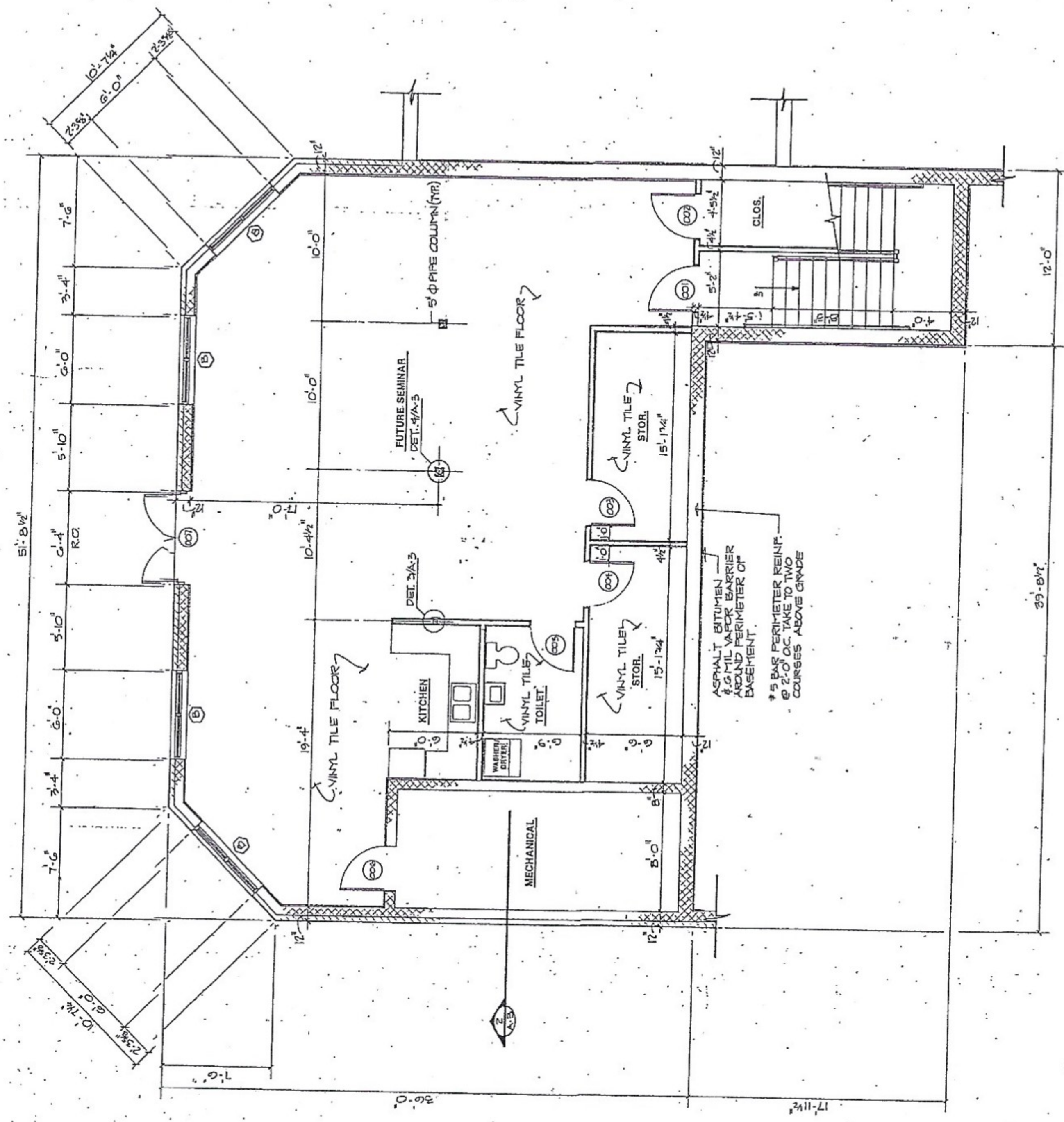
LAWRENCE & LAWRENCE, P.C.
ARCHITECTURE, PLANNING, INTERIOR DESIGN
98 ALEXANDRIA PIKE, SUITE 500
WARRENTON, VIRGINIA 22186
(703) 349-8480 (703) 349-8400



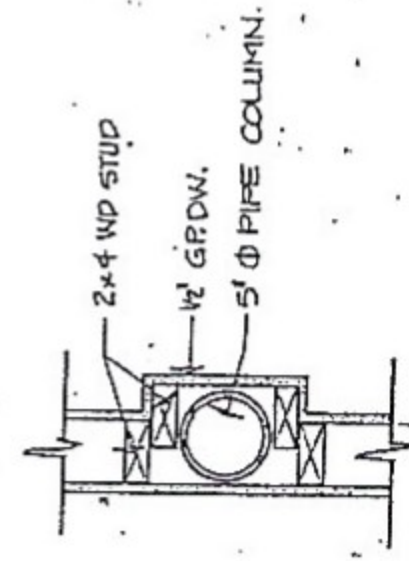
DR. N. L. MAURONER
MEDICAL OFFICE BUILDING
HOSPITAL HILL SITE
WARRENTON, VIRGINIA

FLOOR PLAN
SCALE: 1/4" = 1'-0"
FEBRUARY, 1, 1990

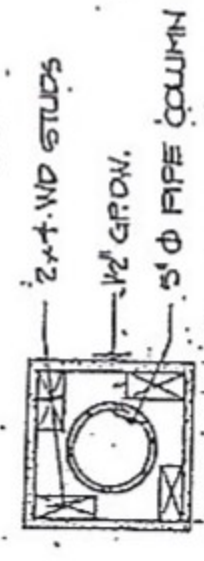
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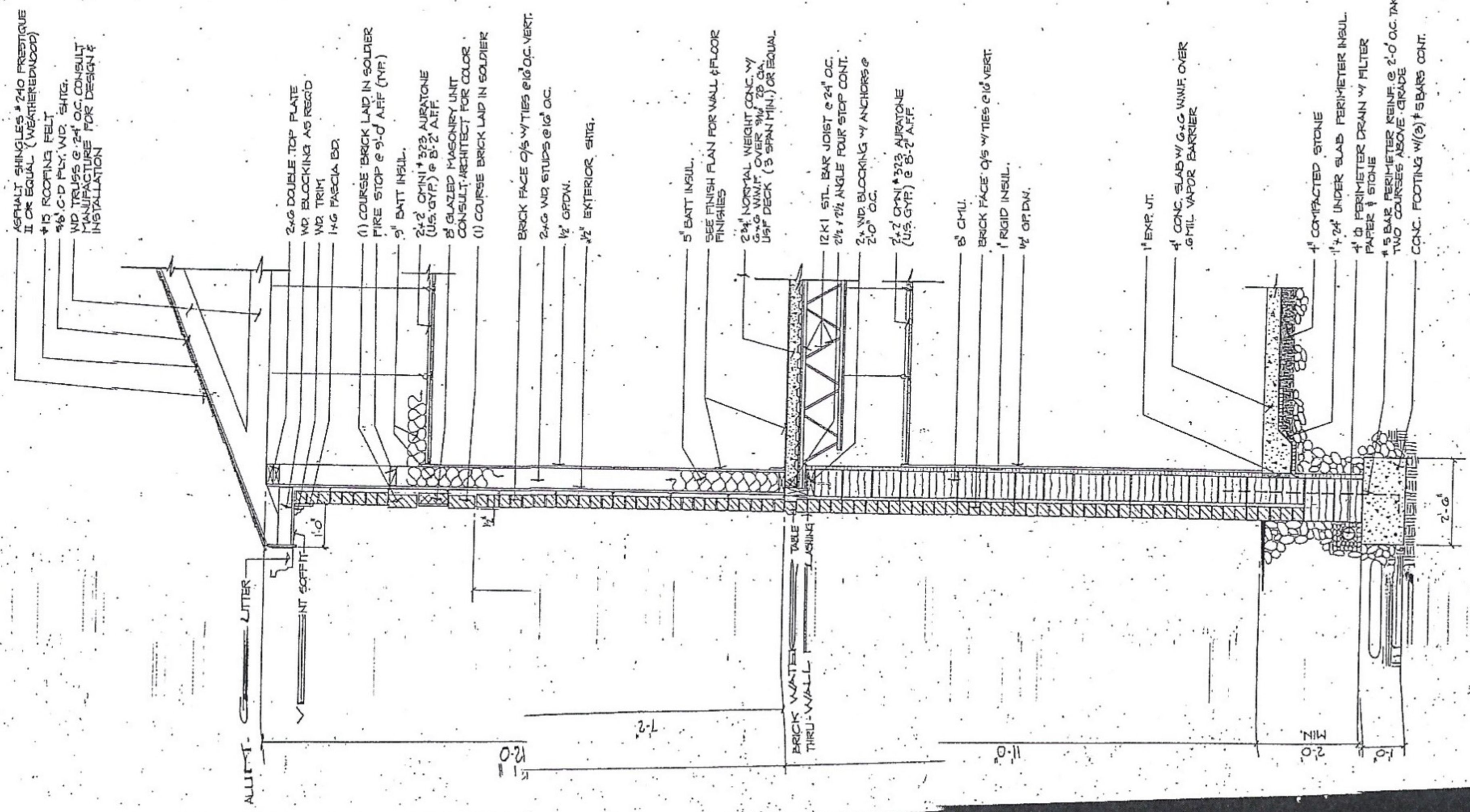
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



3 COLUMN WRAP DETAIL
SCALE: 1-1/2" = 1'-0"



4 COLUMN WRAP DETAIL
SCALE: 1-1/2" = 1'-0"



2 SECTION
SCALE: 3/4" = 1'-0"