

SPECIAL USE PERMIT CONDITIONS
Applicant: FARRISH PROPERTY AND ACQUISITIONS, LLC
Owners: FOG HOLDINGS, LLC and GOAL, LC
SUP 22-1, Warrenton Junction
PINs 6984-18-3915, 6984-18-2709, 6984-18-2905, 6984-18-6837, 6984-18-5649,
6984-18-3854 (the “Property”)
Special Use Permit Area: ± 4.811 acres
Zoning: Commercial (C)
Date: June 3, 2022

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).

The Applicant shall file a site plan within one (1) year of approval of this Special Use Permit by the Town Council and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 9-25 of the Town of Warrenton Zoning Ordinance, authorizing a Mixed-Use Development Option in the C District to which the Property has been rezoned by action contemporaneous with the issuance of this Special Use Permit.
2. Site Development: The residential portions of the Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, “Special Use Permit Plan for Waterloo Junction,” prepared by Bohler Engineering, dated June \, 2022, consisting of eight (8) sheets (the “SUP Plan”). 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.
3. Use Parameters: The Applicant may construct not more than 47 single-family attached rear-loaded townhouses 16 feet in width

and may renovate the 6 existing multifamily apartments in the existing restaurant on the Property. Those multifamily units shall be made Code compliant prior to the issuance of Certificates of Occupancy for any unit, within \ months after the issuance of this Special Use Permit.

4. Architecture: The single family attached townhouses will be constructed to a height not greater than 45 feet, and in general conformance with the elevations that are found at Pages 6 and 7 of the SUP Plan.
5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
6. Site Maintenance: The Applicant shall maintain the site in a clean and orderly manner and shall arrange for the pickup of trash, litter, and debris on a daily basis with particular emphasis on the restaurant.
7. Access: Access to the site shall be provided as shown on the SUP Plan. Internal streets shall be 28 feet in width. No parking signs shall be placed on both side streets. Mountable curbs shall be built on the entrances and exits and on all internal streets.
8. Water & Public Sewer Connection: The Property shall connect to public water and public sewer.
9. Refuse Collection: Private refuse collection will be provided by the Homeowners' Association and residential units will employ curbside pickup.
10. Affordable Dwelling Units:
 - a. The Applicant shall construct or set aside 6 units as Affordable Dwelling Units (ADUs), in locations of its selection except as otherwise stated herein.
 - b. Qualified Parties for the purpose of qualifying for a lease of one of the affordable ADU shall be individuals or families whose gross annual family incomes do not exceed 80% of the then current Fauquier County Area Median Family Income (AMI) as published by the United States Department of Housing and Urban Development.
 - c. The ADUs shall be architecturally similar to the market rate units. The size of these units shall be similar to the

market rate units. They shall be located throughout the Project and not clustered together.

- d. The maximum rental rate for Qualified Parties of an ADU, either at the time of an original rental, or upon renewal, for a period of 30 years from the issuance of this Special Use Permit, shall be limited to be at no more than 30% of the annual gross family income of the Qualified Parties, and if the Qualified Party is the sole family member, that Party's gross annual income.
- e. The Applicant shall establish, through the Homeowners Association to be established, or otherwise, a program for the administration of this ADU program, and shall ensure annual reports to the Zoning Administrator as to the number of units hereunder that shall have been rented and shall verify that they have been rented to Qualified Parties.

11. Waivers and modifications:

- a. The 5-acre minimum requirement for development of a Mixed-Use Develop Option is hereby waived.
- b. All townhomes fronting Bear Wallow Road will be front loaded townhouses.
- c. Notwithstanding any provision of the Town of Warrenton Zoning Ordinance to the contrary, the townhouse lot development standards for the Property shall be as set out on page 5 of the RZP, pursuant to § 9-25.1, Subsection J of the Zoning Ordinance.