



# TOWN OF WARRENTON

Community Development Department

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## Zoning Map Amendment Submission Checklist

Per Zoning Ordinance Article 11-3.10

<b>Project Information</b>	<b>Permit #</b> _____
Project Name: _____	
Owner: _____	
Applicant: _____	
Primary Contact: _____	
Email: _____	Phone #: _____

### Application Submission Requirements

	<b>Electronic Copy of Application Submission</b>
	<b>Land Development Application (1 Copy)</b>
	<ul style="list-style-type: none"> <li>• The applicant's name, address, phone number and email address, and signature.</li> </ul>
	<ul style="list-style-type: none"> <li>• The applicant's authorized representative's name, address, phone number and email address.</li> </ul>
	<ul style="list-style-type: none"> <li>• The property owner's name, address, phone number and email address and signature.</li> </ul>
	<ul style="list-style-type: none"> <li>• A summary of existing data and conditions of the property, including:             <ul style="list-style-type: none"> <li>○ Existing zoning classification</li> <li>○ Tax Map and parcel numbers</li> <li>○ Address of the property</li> <li>○ Total acreage</li> </ul> </li> </ul>
	<b>Statement of Justification (12 Copies)</b>
	<ul style="list-style-type: none"> <li>• Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.</li> </ul>
	<b>Proposed Site Development Plan &amp; Vicinity Map (12 Copies, Folded)</b>
	<ul style="list-style-type: none"> <li>• A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.</li> </ul>

	<ul style="list-style-type: none"> <li>• A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".</li> </ul>
	<ul style="list-style-type: none"> <li>• An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.</li> </ul>
	<ul style="list-style-type: none"> <li>• An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.</li> </ul>
	<ul style="list-style-type: none"> <li>• An analysis of the ability of the Town to provide police and fire protection to the proposed special use.</li> </ul>
	<ul style="list-style-type: none"> <li>• The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.</li> </ul>
	<ul style="list-style-type: none"> <li>• Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.</li> </ul>
	<ul style="list-style-type: none"> <li>• The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.</li> </ul>
	<ul style="list-style-type: none"> <li>• The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.</li> </ul>
	<ul style="list-style-type: none"> <li>• The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.</li> </ul>

*\*Items in **bold** must be submitted with applications unless otherwise noted by the Planning Manager*

### **Evaluation Criteria; Issues for Consideration**

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its **statement of justification**:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.
14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.
15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.
16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.
19. The location, character, and size of any outdoor storage.
20. The proposed use of open space.
21. The location of any major floodplain and steep slopes.
22. The location and use of any existing non-conforming uses and structures.
23. The location and type of any fuel and fuel storage.
24. The location and use of any anticipated accessory uses and structures.
25. The area of each proposed use.
26. The proposed days/hours of operation.
27. The location and screening of parking and loading spaces and/or areas.
28. The location and nature of any proposed security features and provisions.
29. The number of employees.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.
31. Any anticipated odors which may be generated by the uses on site.
32. Refuse and service areas.