

ORDINANCE

AN ORDINANCE TO APPROVE A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 4-605 TO ALLOW RESIDENTIAL USES WITH APPROVAL OF A SPECIAL EXCEPTION WHEN CONDUCTING REHABILITATION ON AN EXISTING BUILDING

WHEREAS, the Applicant, Echelon Resources, Inc., has requested a text amendment to the Planned Commercial Industrial Development (PCID) Zoning District to allow Multi-Family Residential uses in an existing building with approval of a Special Exception; and

WHEREAS, the Applicant has proposed to redevelop the existing men's and women's barracks at Vint Hill to create a maximum of 200 market-rate residential uses; and

WHEREAS, the development would provide a mix of one-bedroom, two-bedroom and studio apartment units, with the majority being one-bedroom units; and

WHEREAS, the County has determined that the public necessity, convenience, general welfare and good zoning practice warrant this amendment; and

WHEREAS, on October 17, 2019, the Fauquier County Planning Commission held a public hearing on the proposed text amendment and unanimously recommended approval of the proposed text amendment; and

WHEREAS, on November 14, 2019, the Fauquier County Board of Supervisors held a public hearing and considered written and oral testimony on the proposed text amendment; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 14th day of November 2019, That the Board of Supervisors hereby approves the following text amendment to Article 4-605 of the Zoning Ordinance:

4-605 Special Exception Uses

The following uses may be approved by the Board of Supervisors pursuant to the requirements of Article V:

- n) Multi-Family Residential uses in an existing building subject to the following standards:
1. The structure shall be a minimum of 50 years old.
 2. All alterations to existing historic structures, and all additional accessory structures, including signs, shall be designed and constructed in a manner that conforms to the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as determined by the Virginia Department of Historic Resources (VHDR).
 3. No proposed alteration to a structure or dependency containing an adaptive use shall materially alter the exterior appearance of the structure from its historical appearance, as determined by the Virginia Department of Historic Resources (VHDR).

A Copy Teste

A handwritten signature in black ink, appearing to read 'Paul S. McCulla', with a stylized flourish at the end.

*Paul S. McCulla, County Administrator
Clerk to the Board of Supervisors*