

## RESOLUTION

A RESOLUTION TO APPROVE SPECIAL EXCEPTION SPEX-16-005375 – UNIVERSAL STONES – AN APPLICATION FOR A SPECIAL EXCEPTION TO ALLOW SIGNAGE OTHER THAN THAT ALLOWED BY-RIGHT (PIN 7906-10-4826-000, SCOTT DISTRICT)

WHEREAS, U.S. Investment Group, LLC (Owner) is seeking signage other than that allowed by-right, on property located at 5415 Lee Highway, Warrenton (PIN 7906-10-4826-000); and

WHEREAS, on September 15, 2016 the Fauquier County Planning Commission held a public hearing on the application and recommended that the application be approved; and

WHEREAS, on October 13, 2016, the Board of Supervisors conducted a public hearing and considered written and oral testimony; and

WHEREAS, the Board of Supervisors finds that the application satisfies the standards of Zoning Ordinance Section 5-006; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 13<sup>th</sup> day of October 2016, That SPEX-16-005375 be, and is hereby, approved, subject to the following conditions:

1. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the plat titled Monument Sign for Universal Stones dated June 24, 2016, as approved with this application, as qualified by these development conditions.
2. Landscaping shall be installed, and maintained, as shown on the plat titled Monument Sign for Universal Stones dated June 24, 2016.
3. The sign shall be placed outside of the VDOT right-of-way and meet clear zone requirements per Virginia Work Area Protection Manual Figure 2, Page A-4.
4. The location of the sign shall not obstruct sight distance at the entrance to this business.
5. The sign shall be set back a minimum of five (5) feet from the front property line and a distance equal to the height of the sign from the side property line.
6. A sign permit shall be required prior to the installation of the sign.
7. Lighting shall be in accord with the Fauquier County Zoning Ordinance.
8. All vehicles shall be parked in designated parking spots, outside of any required yard.