

AGENDA REQUEST

Owner/Applicant:

Revathi Rathinasamy and The Palani Rathinasamy
Living Trust/RST Development, LLC

Meeting Date:

February 15, 2024

Staff Lead:

Jonathan Rodman, Principal Planner/Land
Development Manager

Department:

Community Development - Zoning Division

Topic:

Preliminary Plat PREP-23-019417, RST Bealeton Residential - An Application to Subdivide 52.237 Acres of Land Zoned Residential: 4 Dwelling Units/Acre (R-4) into 160 Townhouse Lots (PIN 6899-14-2426-000, Lee District)

Topic Description:

The Applicant is seeking approval of a Preliminary Plat to subdivide an existing 52.237-acre parcel in Bealeton, identified as PIN 6899-14-2426-000, into one hundred sixty (160) single-family attached residential lots. The property is located on the west side of Marsh Road (Route 17), north of Cedar Lee Middle School in the Bealeton Service District. The Planning Commission previously reviewed this application at their November 16, 2023 meeting and recommended denial with a vote of 3-0 with two members absent. The Applicant has amended the Preliminary Plat addressing the deficiencies noted in the denial for reconsideration by the Planning Commission.

Requested Action:

Consider adoption/approval.

Financial Impact Analysis:

None required.

Identify any other Departments, Organizations or Individuals that would be affected by this request:

- Adjacent Property Owners
- Fauquier County Commissioner of the Revenue
- Fauquier County Public Schools
- Fauquier County Water and Sanitation Authority
- Virginia Department of Transportation

ATTACHMENTS:

[Staff Report](#)

[Staff Presentation](#)

[November 16, 2023 Resolution of Denial](#)

[Preliminary Plat 12/19/2023](#)

[RST Development & Wexford Partners Right-Of-Way Agreement](#)

[Construction Phasing Exhibit 12/19/2023](#)