



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, October 21, 2025, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON OCTOBER 21, 2025, at 7:00 PM

Regular Meeting

PRESENT

Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. Steve Ainsworth; Mr. James Lawrence; Ms. Denise Harris, Planning Manager; Ms. Heather Jenkins, Zoning Administrator; Mr. Patrick Corish, Associate Town Attorney

ABSENT

Mr. Ryan Stewart, Chair

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

The meeting opened at 7:00 PM by Vice Chair Lasher and declared a quorum present.

ADOPTION OF THE AGENDA

Commissioner Lawrence moved to amend the agenda to add a closed session after the PUBLIC HEARING agenda item. Commissioner Ainsworth seconded the motion. The motion passed 4-0 (Stewart absent).

ADOPTION OF MINUTES

Secretary Barbour moved to approve the September 16, 2025, meeting minutes. The motion was seconded by Commissioner Lawrence. The motion passed 4-0 (Stewart absent).

PUBLIC HEARING.

SUP 2025-02 Home Depot - The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot located at 267 Alwington Boulevard to provide undercover storage for rental equipment by building 10' walls with a canopy that act as screening. The parcel is zoned Commercial and designed in the Greenway and Makers Character District. GPIN 6983-57-1258-500.

Ms. Denise Harris, Planning Manager, gave an overview presentation of the application.

Mr. David Weiner-Light of Kimley Horn, the Applicant's representative, gave a presentation on the application.

Commissioner Ainsworth asked what the SUP plans were indicating on the bollard on page C-201.

Mr. Weiner-Light stated it was a rental parking sign and that there are no proposed lights.

Vice Chair Lasher opened the public hearing at 7:13 PM. No one from the public spoke to the application.

Vice Chair Lasher closed the public hearing at 7:13 PM.

Commissioner Lawrence moved to recommend approval to the Town Council of SUP 25-02. Commissioner Ainsworth clarified if the motion included the draft Conditions of Approval to which Commissioner Lawrence confirmed the Conditions were included as part of the motion.

Secretary Barbour seconded the motion.

The motion passed 4-0 (Stewart absent).

CLOSED SESSION

Secretary Barbour motioned as permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to Legislative Waiver 2025-02 Daniels Property. Commissioner Lawrence seconded the motion. The motion passed 4-0 (Stewart absent).

Mr. Corish requested that the Zoning Administrator be included in the Closed Session with himself.

Commissioner Lawrence motioned that the Planning Commission certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Commissioner Ainsworth seconded. The motion passed 4-0 (Stewart

OLD BUSINESS

LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 *Variations and Exceptions* and Section 4.2.10 *Streets*. The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for an eight-lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant).

Ms. Heather Jenkins, Zoning Administrator, reviewed the draft resolutions provided to the Planning Commission for consideration. She states that Mr. John Ward, Director of Public Works, and Mr. Michael Wharton, Project Manager, were available to answer any questions, as well as the applicant and property owner.

Vice Chair Lasher asked if there were any questions from the Planning Commission. None were offered.

Commissioner Lawrence moved to recommend approval to Town Council of LWAV-25-02 with Option A.

Commissioner Ainsworth confirmed this motion was solely for the requested cul-de-sac in the application. He recognized there are a number of comments from the public regarding the connection to Monroe Estates; however, the connection point already exists and is designated a through road when originally built. The Planning Commission came to the conclusion it is outside their purview to potentially change the designation of the roadway and the Planning Commission is there to address the request of the applicant as presented for the new by-right development.

Commissioner Ainsworth then seconded the motion.

Commissioner Lawrence echoed Commissioner Ainsworth's comments. He stated that working with legal counsel the Planning Commission determined it does not have jurisdiction to prevent traffic from accessing the existing neighborhood through the Daniel's Property. He thanked the public for participating and apologized if it was not the outcome was not as they hoped.

The motion passed 4-0 (Stewart absent).

COMMENTS FROM THE COMMISSION.

Vice Chair Lasher thanked staff for bringing forth information that enabled the Planning Commission to make an informed decision and thanked legal counsel for guidance.

COMMENTS FROM THE STAFF.

Mr. Cornish stated he and Mr. Peterson are glad to be of service to the Planning Commission.

Ms. Harris made the Planning Commission aware that Dominion Energy will be looking to submit a Special Use Permit for the modernization of its existing site in Town. Dominion Energy will be holding a public outreach meeting on November 5, 2025, in the Falcon Room of Fauquier High School from 5:00 -7:00 PM.

Staff asked if the Planning Commission would like to meet or cancel its work session scheduled for the following week.

Vice Chair Lasher moved to cancel the October 28th Work Session. Commissioner Lawrence seconded the motion. The motion passed 4-0. (Stewart absent)

ADJOURN.

Commissioner Ainsworth moved to adjourn the meeting; Secretary Barbour seconded the motion. With no further business, the Vice Chair Lasher adjourned at 7: 43 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on October 21, 2025.



Darine Barbour, Secretary
Planning Commission

WARRENTON PLANNING COMMISSION MOTION FOR CONVENING A CLOSED MEETING

I move that the Planning Commission convene in closed session to discuss the following:

- ☐ As permitted by Virginia Code § 2.2-3711 (A)(1), a personnel matter involving:
☐ Discussion, consideration or interviews of prospective candidates for employment or appointment; OR
☐ assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of the Town; specifically dealing with _____ [Give department, job title(s), or job category].
- ☐ As permitted by Virginia Code § 2.2-3711 (A)(3), a matter involving:
☐ discussion or consideration of the acquisition of real property for a public purpose; OR
☐ disposition of publicly held real property specifically involving _____ [Give location of property], because discussion in an open meeting would adversely affect the City's bargaining position or negotiating strategy.
- ☐ As permitted by Virginia Code § 2.2-3711 (A)(4), a matter requiring the protection of the privacy of individuals in personal matters not involving the public business.
- ☐ As permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to:
☐ probable litigation involving _____ [Give subject]; OR
☐ the pending case of _____ [Give case name], where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the City.
- ☒ As permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to Legislative Waiver 2025-02 Daniels Property _____ [Give nature of matter].
- ☐ As permitted by Virginia Code § 2.2-3711 (A)(29), discussion of the award of a public contract for _____ [Give nature of the contract] involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the City Council.
- ☐ As permitted by Virginia Code § _____, a matter involving: _____.

[IDENTIFY THE APPLICABLE PARAGRAPH OF § 2.2-3711(A) OR OTHER LAW AND GIVE THE SUBJECT MATTER AND PURPOSE FOR THE CLOSED SESSION.]

Votes: Vice Chair Lasher, Secretary Barbour, Commissioner Lawrence, Commissioner Ainsworth
Ayes: 4
Nays: 0
Absent from Vote: Ryan Stewart, Chair

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:

(requires a recorded roll call vote)

I move that the Planning Commission certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion.

Votes: Vice Chair Lasher, Secretary Barbour, Commissioner Lawrence, Commissioner Ainsworth

Ayes: 4

Nays: 0

Absent from Vote: Ryan Stewart, Chair

For Information:

Town Clerk

Effective date: October 21, 2025

Darlene Barbour, Planning Commission Secretary


