



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, September 16, 2025, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS
HELD ON SEPTEMBER 16, 2025, at 7:00 PM

Regular Meeting

PRESENT

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

ABSENT

Mr. Steve Ainsworth; Mr. James Lawrence

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 Chair Stewart and declared a quorum present.

ADOPTION OF MINUTES

Secretary Barbour moved to approve the August 19, 2025, meeting minutes. The motion was seconded by Vice Chair Lasher. The motion passed 3-0 (Ainsworth and Lawrence absent).

PUBLIC HEARING.

1. 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, gave an overview of the application.

The Applicant was not present.

Chair Stewart opened the Public Hearing at 7:24 PM

The following citizens spoke to the application:

- Jason Blanford – Monroe Estates HOA President, 640 Pineview Court
- Roger Downs – 609 Pineview Court
- Jennifer George – 579 Pineview Court
- Ryan Corder – 176 Meadowview Lane
- Riffat Quresh – 551 Old Meetze Road

Monroe Estates residents spoke to the existing 15 mph speed limit in the neighborhood; existing cul-de-sacs; potential construction noise and transportation impacts; hydrology concerns; and potential future transportation impacts. The HOA proposed the connection to Madison Lane be for emergency services only. The adjacent neighbor stated they are in favor of granting the cul-de-sac waiver due to the impacts it would have on their existing residence.

Chair Stewart closed the Public Hearing at 7:33 PM

Vice Chair Lasher asked about dates of subdivision approval dates.

Ms. Jenkins stated the subdivision was approved in 2001.

Chair Stewart asked about the reasoning for interparcel access requirements by the Town and State.

Ms. Jenkins reviewed interparcel access is a common best practice to addresses multiple safety, emergency vehicle access, and public service needs.

Vice Chair Lasher asked about anticipated road improvements in the area.

Ms. Jenkins spoke to the planned John Williams Way and intersection improvements with Falmouth Street, as well as the proposed sidewalk connections.

Chair Stewart stated he appreciated citizen comments regarding emergency access ideas. He then questioned if it is possible due to adopted Town and State regulations. He asked what the impacts would be if the interparcel access to Monroe Estates did not happen.

Ms. Jenkins stated the Department of Public Works supports full street connections as required in the Subdivision Ordinance and by the State. Not only are street connections vital for safety and emergency services, the internal street connections enhance public services like trash collection, snow plows, and bus routes without requiring additional trips on to collector roads.

Chair Stewart asked about noise during construction and the Town noise ordinance.

Ms. Jenkins indicated the Town Code allows for construction during the hours 8 am – 7 pm on weekdays. Exceptions may be requested by asking the Town Manager who must approve of any activities outside of those hours.

Chair Stewart explained stormwater management is provided for in terms of by-right development during the site development plan approval process.

Ms. Jenkins further explained full engineering documents will include stormwater management with intent to drain towards the back of the site. Developers are required to ensure stormwater management is effectively managed regardless of the waiver request.

Secretary Barbour asked about emergency access on Madison Lane and what other developments have used this approach.

Ms. Jenkins stated that Stone Crest and Stone Gate are dead end streets located in the county. She would need to look into the history of Autumn Wind Court in Hidden Creek subdivision.

Vice Chair Lasher brought up the gated access to Taylor Middle School. When looking at the waiver request, the connection to Monroe Estates is not in question for Town from public services. It is the connection to Old Meetze Road. He asked why the proposed waiver is the preferred lay out.

Ms. Jenkins explained the cul-de-sac does not result in non-conforming lots that negatively impact existing homes. She reiterated the connection to Monroe Estates is not in question, nor part of the waiver request. Regardless of if the waiver request is granted or not, Town and State codes require the connection to Monroe Estates.

Chair Stewart asked if it is known how many estimated trips per day for the eight lot subdivision?

Ms. Jenkins responded the ITE rule of thumb is an estimated 10 trips per household for a total of 80 vehicle trips per day. She went on to explain that transportation analysis would look at trip splits with the majority of the vehicles seeking the northward connection to John Williams Way and East Lee Street.

Chair Stewart brought up the fact that if the waiver is not granted, the connection to Old Meetze Road does not meet VDOT separation standards.

Ms. Jenkins confirmed the approximate 245' is less than the required 250' VDOT standard. The developer would have to seek a waiver from VDOT to make the connection on Old Meetze Road.

Chair Stewart stated he can see the drawbacks of the by-right lay out and connection to Old Meetze Road. However, he stated he would be more comfortable deferring action while the potential for emergency access into Monroe Estates was explored further. He further emphasized that the Applicant would need to agree to this as it is not part of the waiver request and the Applicant is following Town and State requirements.

Vice Chair Lasher felt it would be beneficial for input from emergency services on record.

Vice Chair Lasher moved to defer a decision until hearing more about the emergency access and emergency services input. He added to the motion that while the public hearing is closed, written comments will still be accepted by the Planning Commission from the citizens.

Secretary Barbour seconded the motion.

The motion passed 3-0. (Ainsworth and Lawrence absent)

WORK SESSIONS.

1. **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 under cover 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 of the application.

The Applicant's Representative, David Weiner-Light of Kimley Horn, gave a presentation on the SUP request.

Vice Chair Lasher sought confirmation that the landscaping and buffer located on the southeast side of the plans was the same parcel.

The Applicant confirmed this .

Chair Stewart inquired about the dimensions and uses of the undercover storage.

The Applicant outlined this is a nationwide program for Home Depot to offer equipment rentals. The equipment will be on trailers that fit within the existing parking spaces, undercover, on the north side. The south side will be for additional materials related to the store. There will be mechanical equipment protected by bollards to provide for emergency lighting and security.

With there being no further questions, Chair Stewart directed the application be moved forward to public hearing when the Applicant is ready.

2. **Zoning and Future Land Use Map Update – Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification.**

Ms. Denise Harris gave a presentation that expanded on the subject parcels from the first work session.

Tom Marable, Van Metre representative, provided a presentation as requested by the Planning Commission the previous month about the approved Arrington rezoning layout and how the two residential parcels fit into it. He stated the northern parcel was added to address concerns of Fauquier County and non-profit groups. The additional land allowed the road to be moved west, realigned away from floodplains, to avoid environmental impacts. Van Metre will be keeping this land in open space.

Mr. Marable then reviewed the southern .5 acre "flag" parcel surrounded by commercial on three sides. Van Metre would like this parcel to be zoned commercial in order to "square off" the existing commercial parcel for consistent buffers.

Chair Stewart thanked Mr. Marable for attending and stated he would like to continue these work sessions when all Planning Commissioners were present.

Vice Chair Lasher moved to defer further discussion until the next work session.

Secretary Barbour seconded the motion.

The motion passed 3-0. (Ainsworth and Lawrence absent)

3. Training Budget Discussion - The Planning Commission will hold its second work session on exploring training opportunities for this fiscal year.

Vice Chair Lasher moved that the training budget support Secretary Barbour's attendance at the upcoming VML conference.

Chair Stewart seconded.

The motion passed 3-0. (Ainsworth and Lawrence absent)

Chair Stewart stated he was interested in continuing the training conversation when all of the Planning Commission was present.

COMMENTS FROM THE COMMISSION.

Secretary Barbour announced she has been accepted into the next class of Leadership Fauquier. The Planning Commission and staff congratulated her on this worthy program.

The Planning Commission each thanked staff for their work.

Vice Chair Lasher moved to cancel the September 23rd Work Session.

Secretary Barbour seconded the motion.

The motion passed 3-0. (Ainsworth and Lawrence absent)

COMMENTS FROM THE STAFF.

Staff mentioned the second class of Your Town Academy will be beginning this month.

ADJOURN.

Vice Chair Lasher moved to adjourn the meeting; Secretary Barbour seconded the motion. With no further business, the Chair Stewart adjourned at 8: 27 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 September 16, 2025.



Darine Barbour, Secretary
Planning Commission

