



PLANNING COMMISSION REGULAR MEETING

Tuesday, October 21, 2025 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

- [1.](#) Draft September 16, 2025 Planning Commission Minutes

HEARING OF PUBLIC HEARING ITEMS.

- [2.](#) 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

NEW BUSINESS.

- [3.](#) **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) Staff Lead - Heather Jenkins, Zoning Administrator (**WARD 2**)

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



PLANNING COMMISSION REGULAR MEETING

21 Main Street

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

MINUTES

Item 1.

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

DRAFT



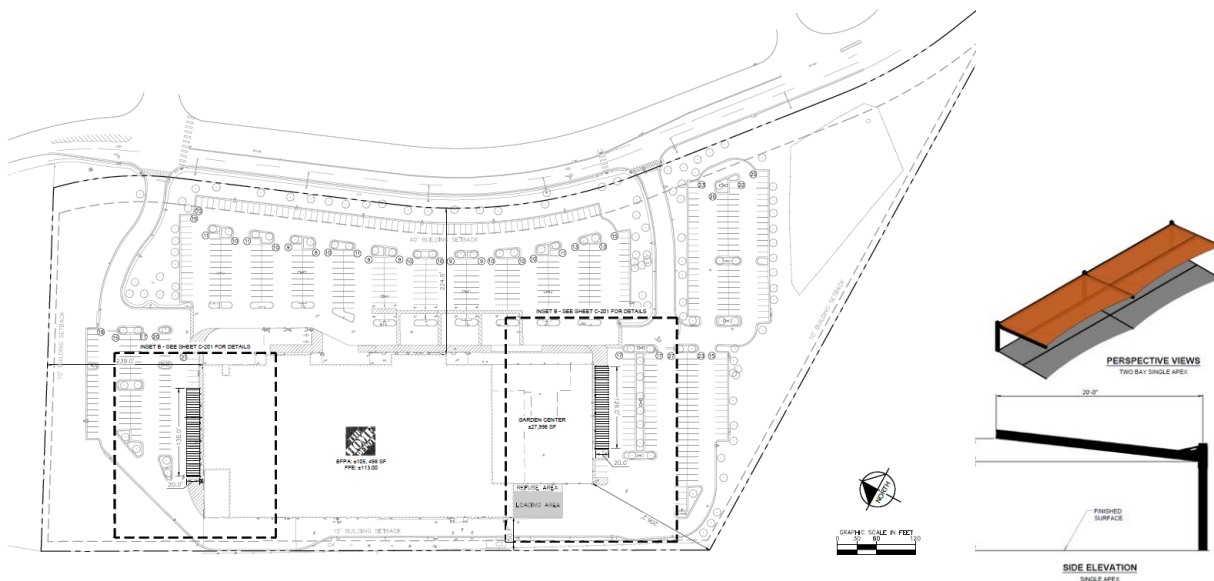
Community Development
Department

STAFF REPORT

Commission Meeting Date:	October 21, 2025
Agenda Title:	SUP 2025-02 Home Depot
Requested Action:	Hold a Public Hearing
Decision Deadline:	December 25, 2025
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide undercover storage for rental equipment with a reduction of 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten feet CMU walls that will serve as the base of the canopies and a visual buffer. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500



BACKGROUND

On September 16, 2025, the Planning Commission held a work session on the application and directed it to be forwarded to public hearing at its October Regular Meeting.

The parcel was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan in the early 2000s. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.

Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states *"This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function."* James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street.

The Applicant is proposing to reduce the existing parking on the south side of the building by 14 space (approximately 2520 square feet) and on the north side by 15 spaces (approximately 2700 square feet) for a total reduction of 29 parking spaces. The overall parking requirements are exceeded with 556 spaces provided. The undercover storage proposed by the Applicant consists of 10' high wall with a canopy structure.



Staff commented on buffer and landscaping requirements in the agency comments. These requirements will need to be fully addressed at time of site plan, if the Special Use Permit is approved, as staff cannot verify requirements have been met. There appears to be a gap in existing screening. Staff will be recommending a condition of approval for this item in the public hearing.

Example: Northwest side of the property facing the Arrington property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Public Hearing.

ATTACHMENTS

1. Staff Analysis, Maps, and Draft Conditions of Approval
2. Presentations
3. Application materials

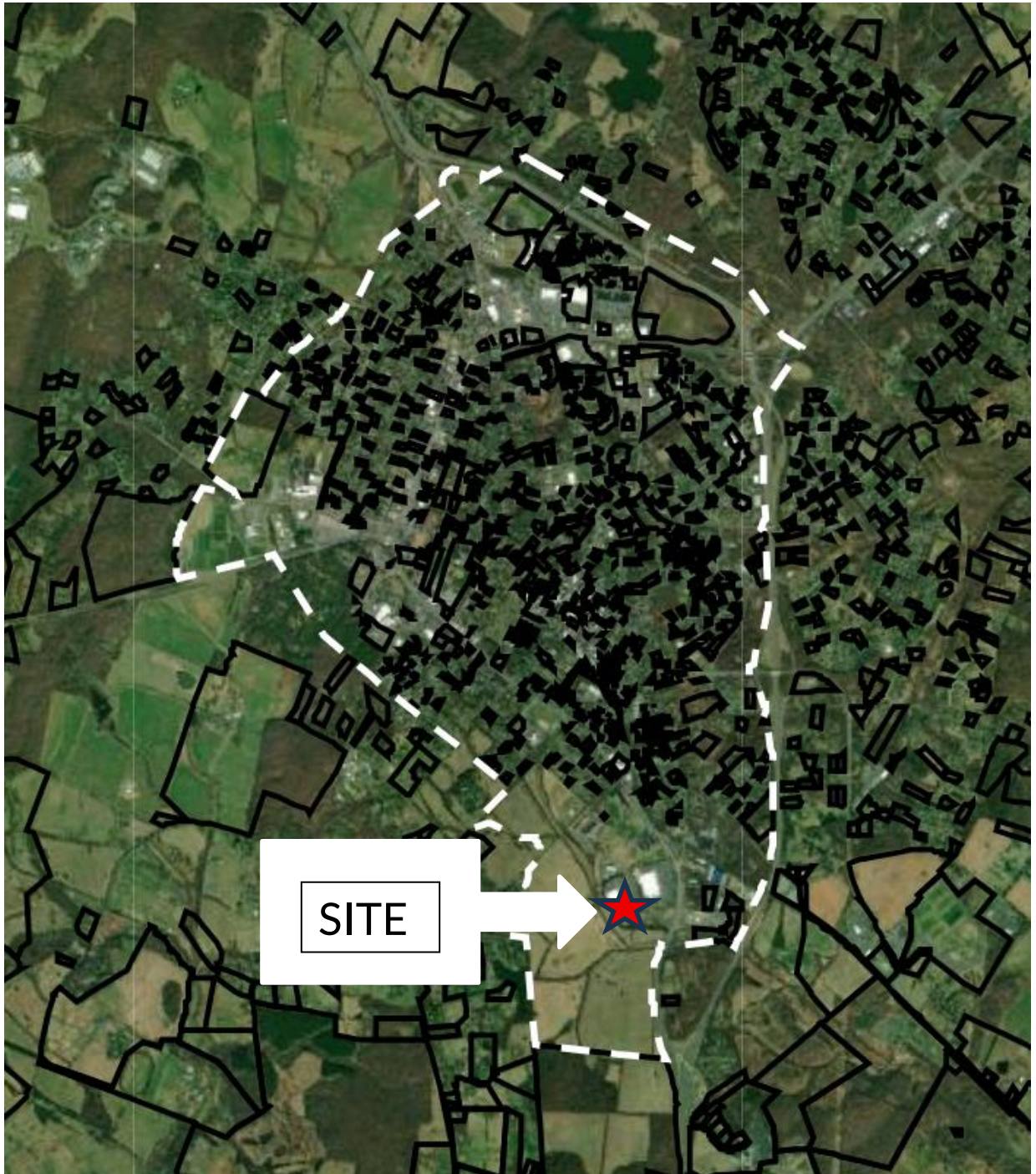
DRAFT SPECIAL USE PERMIT CONDITIONS OF APPROVAL
Home Depot Store #8552
Special Use Permit 2025-02
Owner/Applicant: HD Development of Maryland, Inc
GPIN 6983-57-1258-500
Special Use Permit Area: ±15.4797 acres Zoning: Commercial
October 21, 2025

In approving a Special Use Permit, per the Town of Warrenton Zoning Ordinance (“ZO”) §11-3.10.4, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. General: This Special Use Permit is issued covering the entirety of the Applicant’s property, GPIN 6983-57-1258-500 (hereafter, the “Property”) pursuant to the provisions of ZO § 11-3.10.
2. Site Development: The Property, when re-developed, shall be developed in substantial conformity with the SUP Plan entitled “Home Depot – Warrenton Store #8552, 267 Alwington Blvd, Warrenton, Virginia,” Sheet C-000 through C-502, L100-L-210, EX-1 – EX-6, and NC (total of 23 sheets), dated 9/22/2025, prepared by Kimley Horn, subject to such reasonable modifications as may be necessary in order to effectuate required final site development plan (“Final SDP”) review and approval.
3. Use Parameters: this Special Use Permit allows for undercover storage of rental equipment , and a variance from ZO §2-19.5 to allow for undercover storage walls to exceed six feet in height as shown on the SUP Plans. The undercover storage walls shall consist of a brick façade that is consistent in color, size, and type with the primary building’s façade. Nothing in this SUP alters or otherwise limits or restricts permitted use of undercover storage already permitted under ZO §3-4.10.3.
4. Landscaping: Per ZO §8-2.2, the Final SDP will be required to demonstrate the entire site is meeting requirements under ZO Art. 8, including, but not limited to, screening/buffer requirements under ZO §8-8. Additionally, reasonable supplemental landscaping shall be planted on the Property if required by the Zoning Administrator after review of the Landscape Plan.
5. No outdoor storage shall be permitted on the Property with the exception of that which is contained fully within and under the undercover designated SUP areas, unless otherwise permitted by the Town. This includes no outdoor storage in designated parking spaces.

6. No signage shall be permitted on the exterior of the store building that advertises or identifies any third-party tenant located within the store.
7. Lighting: A Lighting Plan will be required with the Site Development Plan per the ZO §9-8 which requires fully shielded, full cut-off standards. All exterior lighting fixtures, new or replacement light fixtures using LED, shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower.
8. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that screen this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow the Town of Warrenton's Code of Ordinances ("Town Code") related to garbage and refuse collection (currently Town Code §8-1 *et seq.*).
9. Handicapped Parking and Signage – Handicapped parking and signage shall be provided in accordance with the Town's Public Facilities Manual and the Americans with Disabilities Act.

Attachment A - Map
VICINITY MAP

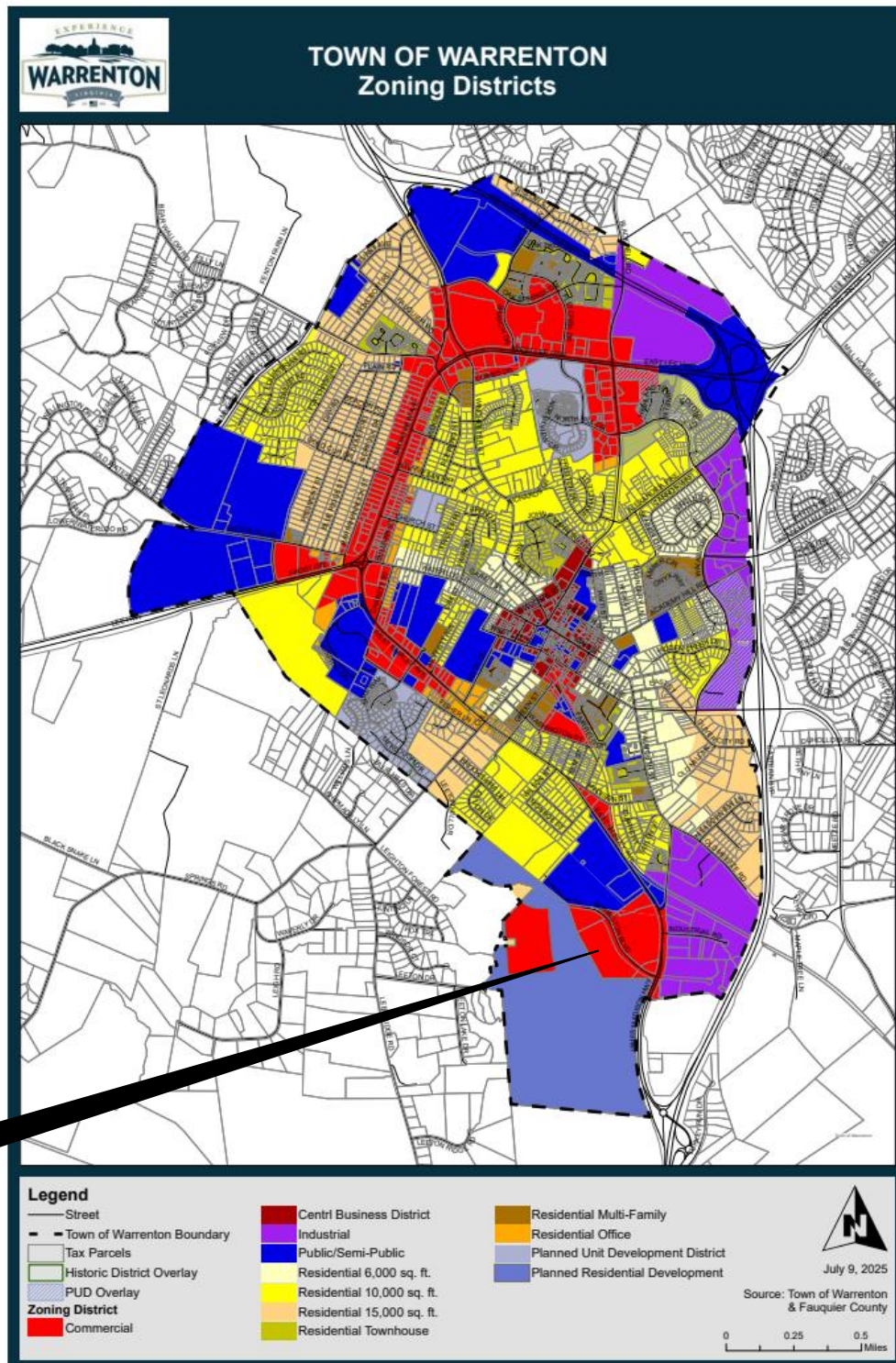


Attachment A - Map



Attachment A - Map

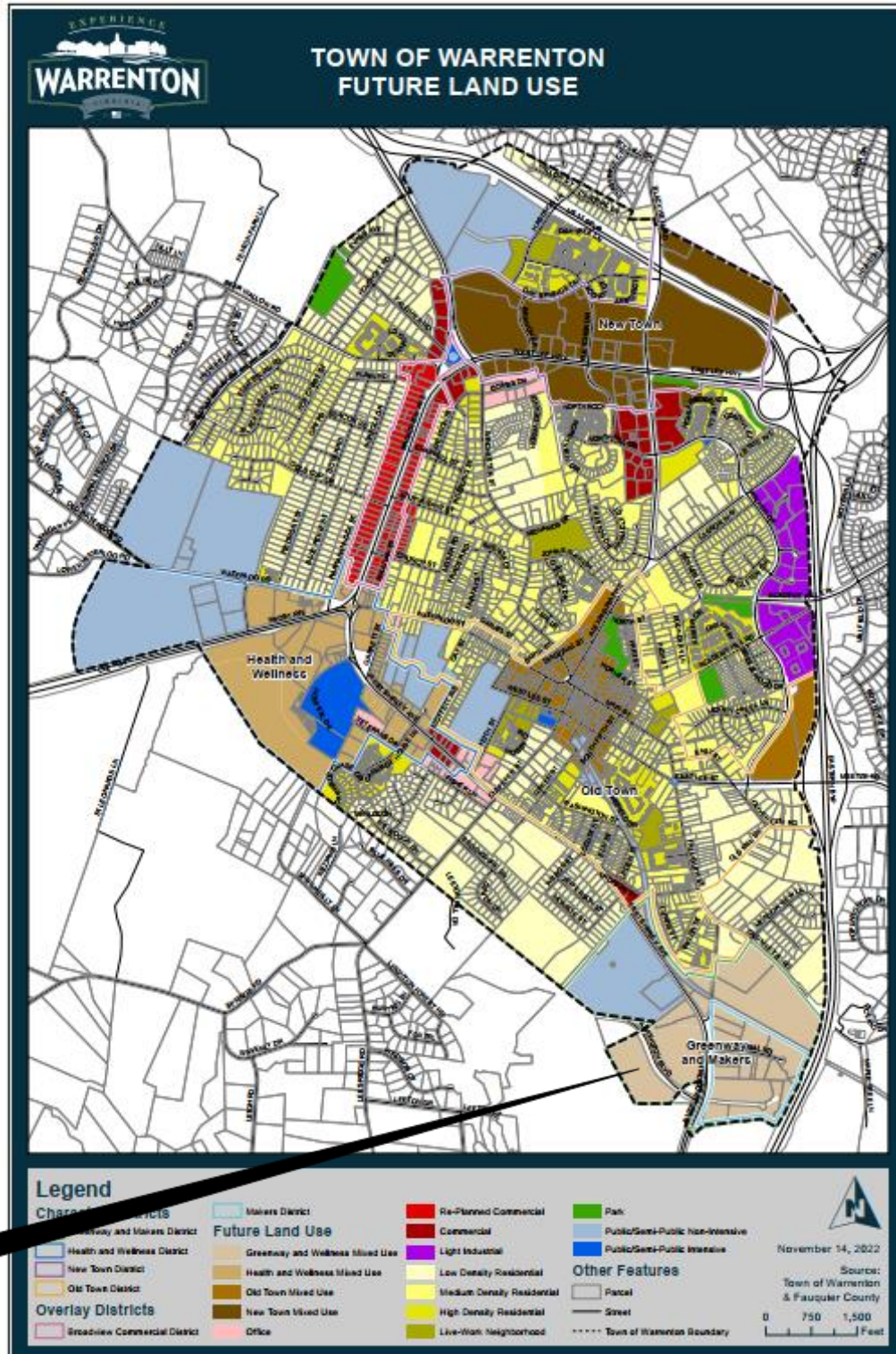
EXISTING ZONING MAP



Site

Attachment A - Map

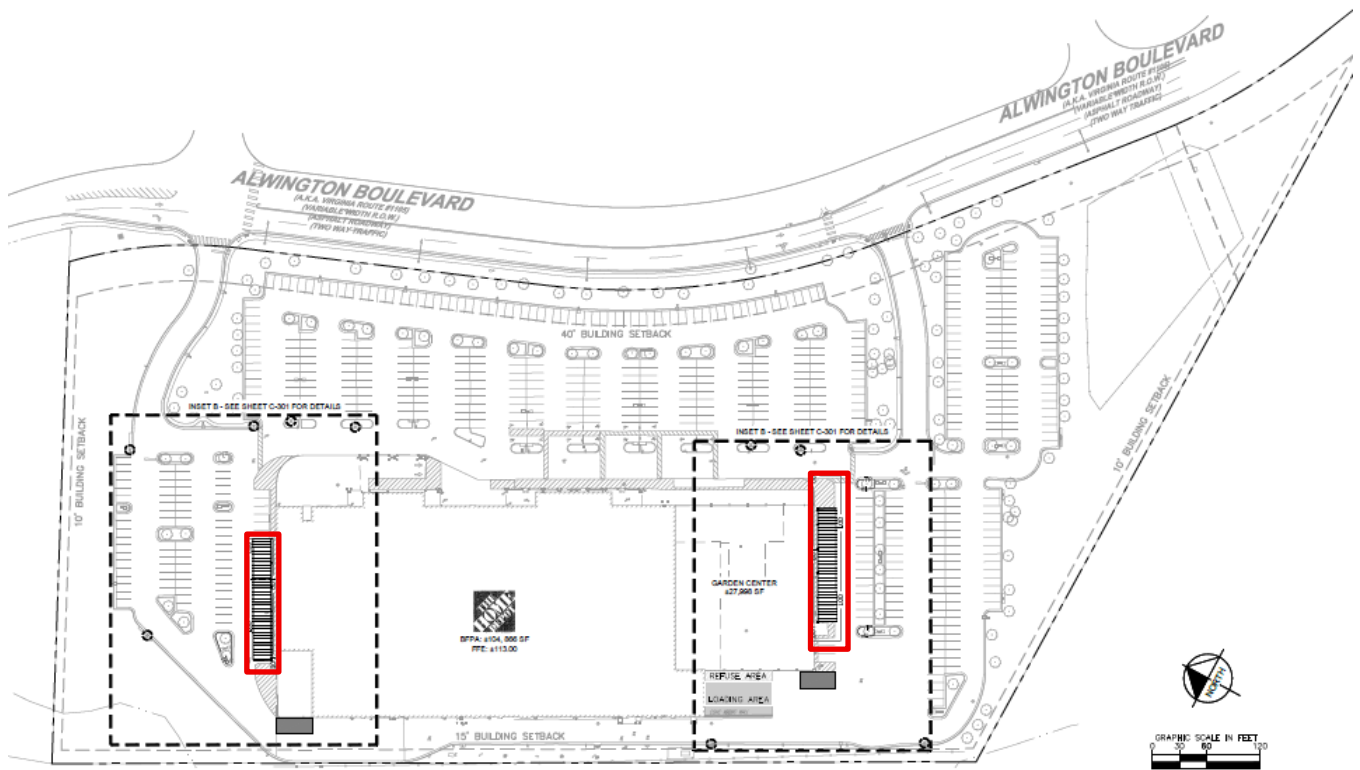
FUTURE LAND USE MAP



Site

Attachment A - Map

CURRENT / PROPOSED ELEVATIONS



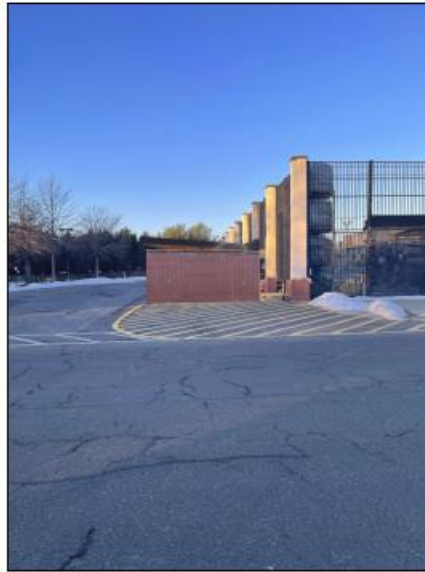
Attachment A - Map

South Side

BEFORE



AFTER



North Side

BEFORE



AFTER



Staff Analysis

This analysis is based on the Comprehensive Plan and Zoning Ordinance. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.10.3.

Request

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide undercover storage for rental equipment with a reduction in 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten foot CMU walls to support the canopy. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Commercial – Appleton Cambell	Public – Semi Public	Commercial
South	Vacant/Planned PRD	Unassigned	PRD
East	Commercial Retail - Walmart	Greenway and Makers	Commercial
West	Vacant/Planned PRD	Unassigned	PRD

The site is occupied by an existing Home Depot retail use that was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan in the early 2000s. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.



Example of rental equipment on trailers at the Chantilly, VA location.



Comprehensive Plan Future Land Use Analysis

The Plan Warrenton 2040 Future Land Use Map designates the subject property as Greenway and Makers Character District use. This designation is for *the maximization of industrial areas for maker space with a food and arts focus, to create connective elements to the greenway, and to enhance gateway form and function.*

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	This use is consistent with an existing use and the economic development goals of Plan 2040.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed undercover storage located on the north and south sides of the building will have no impact on adjacent properties.

Staff Findings

The Applicant seeks to modify an existing use by converting existing parking spaces with minor land use impacts. Plan Warrenton 2040 speaks to supporting existing businesses in Town and maintaining a commercial hub within the Greenway and Makers Character District.

Zoning Analysis

The legislative intent of the Commercial District is “to encourage the logical and timely development of land for a range of commercial and mixed use purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods. It is further declared to be the intent of this district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, so as to lessen the danger to the public safety, and to ensure convenient and safe pedestrian access to and from commercial and mixed use sites as well as between adjacent commercial and mixed use sites. The protective standards contained in this Article are intended to minimize any adverse effect of the commercial district on nearby property values and to provide for safe and efficient use of the commercial district itself.”

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	Applicant states the proposed use does not generate any additional noise beyond what is already operating at the site. All non-residential uses must meet the noise standards under Article 9-14.2. No change of use is proposed.

Standard	Analysis
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	There are no proposed lighting fixtures. Proposed signage is limited to parking signs in the rental equipment stalls. Signage shall meet Article 6, Sign Regulations and will be addressed during the site plan amendment.
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	The Special Use Permit Plan outlines the location and footprint of the undercover storage. The walls are proposed to be 10' high and made of CMU with brick to match the existing building façade.
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	The site contains landscaping and buffers from adjacent properties. Staff identified gaps in the screening that the Applicant's Special Use Permit Plan and draft Conditions of Approval seek to address.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	The Applicant indicates Phase 1 will address the needed "ancillary use" to address current outdoor storage violations. Phase 2 will install the rental equipment component.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	According to the Applicant, the proposed application seeks to offer a community resource for the convenience of the public.
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	Any new structures will be required to meet current codes.
<i>The location, character, and size of any outdoor storage.</i>	The undercover storage will consist of converting 14 existing parking stalls, approximately 2,520 square feet, on the south side of the building. The 15 existing parking stalls on the north side of the building will be converted for rental equipment.
<i>The location of any major floodplain and steep slopes.</i>	This is a developed site with no proposed change in grading or impervious area.
<i>The location and use of any existing non-conforming uses and structures.</i>	There are no known existing non-conforming structures at this location.
<i>The location and type of any fuel and fuel storage.</i>	There is no fuel storage inside the building. There are no proposals to move the locations of the existing outdoor fuel storage area.
<i>The location and use of any anticipated accessory uses and structures.</i>	There are no proposed accessory uses or structures beyond the proposal.

Standard	Analysis
<i>The area of each proposed use.</i>	The proposed area is designated on the Special Use Permit Plan as the rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The parking and loading are existing on the site with no proposed modifications. The draft Conditions of Approval provide language to ensure the landscaping and buffer requirements are met at time of site plan.
<i>The location and nature of any proposed security features and provisions.</i>	No additional security measures are proposed beyond what currently exists on the property.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors. Additionally, the rental equipment will remain trailered on site. It is not intended to be turned on or operated on site.
<i>Refuse and service areas.</i>	Applicant states the existing waste management will remain.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	The site is already developed. The Applicant is not proposing any modifications to the property accept the reuse of existing parking spaces.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The site is already developed. The Applicant is not proposing any modifications to the property accept the reuse of existing parking spaces.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	The property must meet the Zoning Ordinance lighting requirements. In addition, a draft Condition of Approval addresses potential LED lighting.

Staff Findings

Draft Conditions of Approval address LED lighting, landscaping and buffering, refuse, and signage to ensure the site is properly screened with limited impacts.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is “To encourage the development of a safe, efficient and multi-modal transportation system for the movement of people, goods and services, in and around the Town that is consistent with the historic fabric, land use pattern and expected future fiscal needs of the Town.” The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

<u>Standard</u>	<u>Analysis</u>
<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	The Applicant provided a turn analysis to demonstrate how the rental equipment would enter the covered parking bays. The Application does not impact off-site traffic circulation, emergency access, or pedestrian safety.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	The Applicant stated the proposal seeks to address the public convenience by providing this rental service.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	This Application does not require a Transportation Impact Analysis.

Staff Findings

The proposed use will add rental equipment on trailers to the transportation pattern. Since Home Depot is an existing, developed property with current customers, the additional traffic will be negligible. The Applicant provided a turn analysis to demonstrate how the rental equipment is able to maneuver the existing drive aisles to enter and exit the parking bays. The draft Conditions of Approval include a provision prohibiting any rental equipment from being stored on site anywhere except in the undercover parking bays.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.</i>	The proposed expansion is required to meet all applicable building and fire safety codes.
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	The site is currently served by Town services and utilities.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	The existing infrastructure will not be modified or impacted.

Staff Findings:

The Application proposal does not propose to block emergency service access and is currently served by Town public water and sewer.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The proposed use will positively contribute to the tax base by establishing rental equipment opportunities.
<i>The number of employees.</i>	The Applicant indicated this use may add 2-3 employees to the existing Home Depot employment base.
<i>The proposed days/hours of operation.</i>	The current operating hours are Monday – Sunday 6:00 AM – 9:00 PM.

Staff Findings:

The existing use provides both tax and employment opportunities to the Town of Warrenton.

To: Town of Warrenton

From: Benjamin Johnson

Date: January 20, 2025

RE: The Home Depot #8552 Warrenton Job Address: 267 Alwington Blvd Warrenton, VA 78634

To Whom It May Concern:

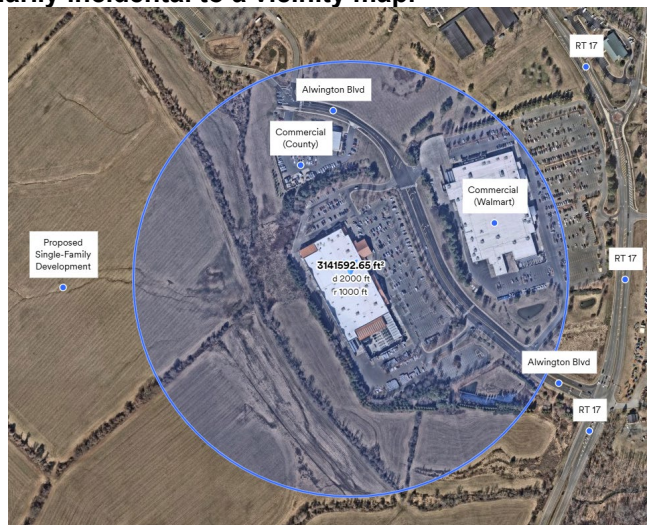
Please accept the following statements of justification concerning the above referenced project.

Statements of Justification

Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.

- The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.

A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.



A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".

- A proposed site development plan package has been provided at 36"x24" size.

An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.

- The proposed use is anticipated to generate 13 additional net, new p.m. peak-hour (daily peak hour) trips (7 entering/6 exiting).

An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.

- There are no proposed impacts to the Town's community facilities.

An analysis of the ability of the Town to provide police and fire protection to the proposed special use.

- The property has existing site access and maneuverability that may be utilized for police and fire access to the proposed special use areas and around the building. The proposed uses will not impact or impede on any emergency ingress/egress.

The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.

- There are no proposed lighting facilities.

Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.

- The uses will have no noise impact to the adjacent properties and neighborhoods outside of the existing noise generated by the existing Home Depot operations. All the rental equipment will reside on a trailer that will be connected by a customer's vehicle and hauled offsite for use. The equipment will not be operated on the property. Any maintenance or repairs of the equipment will happen offsite.

The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.

- The proposed rental equipment stalls and outdoor storage area will be screened consistent with the Town requirements. Both areas will have a 10' tall wall on each side and covered by an overhead canopy structure.

The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.

- The proposed uses will reside within existing parking stalls and will be screened by the existing parking lot and perimeter property landscaping.

The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

- With this proposal, there are no proposed impacts to existing trees and no existing trees are proposed to be removed.

Evaluation Criteria

- 1. Comment: Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.**

Response: The proposed special use is consistent with the Comprehensive Plan as it serves as an ancillary use to the property primary use. The proposed use does not impact existing offsite traffic, existing site access, existing onsite vehicular, pedestrian, ADA, and emergency access routes, or the Town facilities. The proposed use does not add any additional square footage to the building.

- 2. Comment: Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.**

Response: The proposed special use is outdoors and does not impact fire access around the building. There will be no chemicals or combustibles stored in the proposed areas.

- 3. Comment: The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.**

Response: The proposed use does not generate any additional noises more than the existing operating noise level on site. The proposed rental equipment will not be operated onsite.

- 4. Comment: The glare or light that may be generated by the proposed use in relation to uses in the immediate area.**

Response: There is no proposed lighting. The uses will utilize existing site and parking lot lighting fixtures.

5. **Comment:** The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Response: There are no proposed lighting fixtures. The proposed signs are limited to reserved parking signs at the back of the rental equipment stalls. These will be a bollard with a pole mounted sign.

6. **Comment:** The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

Response: Adjacent land uses include other retail establishments, service business, and some light industrial uses. The surrounding area is designed to support various commercial activities, providing a convenient shopping experience for customers. The proposed Special Use Permit will align with the existing land use plans and policies, ensuring that it fits within the broader vision for the area.

7. **Comment:** The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

Response: A proposed site development plan package has been provided.

8. **Comment:** The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Response: There is landscaping currently being utilized around the perimeter and interior of the parking lot to reduce the harmful effects of heat, noise, glare, and other disruptive effects associated with motor vehicle use. Visual screening and buffer yards have been incorporated between the various land uses to provide noise buffering and enhance the visual appeal of the area.

9. **Comment:** The timing and phasing of the proposed development and the duration of the proposed use.

Response: The outdoor storage component will be installed as part of phase 1 which will commence upon approvals from the Town, it is anticipated that this work will take 2-3 months to be completed. Outdoor storage as an ancillary use to Home Depot is typically busiest during the spring months, but this will be a permanent use. The rental equipment component will be installed in phase 2 (date to be determined). This use will be a permanent use.

10. **Comment:** Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

Response: The proposed Special Use Permit will cause no destruction, loss, or damage to any topographic or physical, natural, scenic, archeological or historic features. Land disturbance will be limited to the location of the foundations of the overhead structure.

11. Comment: Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

Response: The proposed Special Use Permit will enhance public welfare and convenience by improving community resources and making them more readily accessible to all members of the community.

12. Comment: The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

Response: The traffic expected to be generated by the proposed use will be minimal. The adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use have been thoroughly evaluated, ensuring alignment with the public's interest in pedestrian and vehicular safety, efficient traffic movement, and access in case of fire or catastrophe. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

13. Comment: Whether the proposed use will facilitate orderly and safe road development and transportation.

Response: Yes, the proposed use will facilitate the orderly and safe development of roads and transportation infrastructure, ensuring a well-coordinated and secure environment for the community. The uses are limited to the sides of the building where there is less vehicular and pedestrian traffic. There are no proposed impacts to ADA access, pedestrian circulation, fire and emergency access, or vehicular circulation.

14. Comment: Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

Response: Yes, the existing structures meet all code requirements for the Town of Warrenton.

15. Comment: Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

Response: The proposed Special Use Permit will be adequately served by essential public facilities, services, and utilities. This includes, but is not limited to, access to water supply, sewage systems, electricity, and emergency services. The infrastructure in place can support the

additional demands that may arise from the implementation of this permit, ensuring that all necessary public services are maintained at optimal levels. However, the proposed uses will not require extra demand from the public utility services.

16. Comment: The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

Response: The proposed Special Use Permit will have no adverse effect on environmentally sensitive land, natural features, wildlife habitat, vegetation, water quality or air quality.

17. Comment: Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Response: The proposed Special Use Permit will provide desirable employment opportunities and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. Additionally, new initiatives can attract more visitors to the area, thereby benefiting local businesses through increased customer traffic. It is anticipated that 2-3 new employment opportunities will be created by the new uses.

18. Comment: The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

Response: The effect of the proposed Special Use Permit on enhancing affordable shelter opportunities for residents of the Town is not applicable.

19. Comment: The location, character, and size of any outdoor storage.

Response: The outdoor storage area on the south side of the building will occupy a 2,520 square foot space, utilizing 14 existing parking stalls.

20. Comment: The proposed use of open space.

Response: We are not adding any building square footage so there is no additional open space proposed with this SUP.

21. Comment: The location of any major floodplain and steep slopes.

Response: This is an existing Home Depot development that does not present any flooding issues or concerns. Additionally, there is no change in grading or impervious area with this application and construction land disturbance is limited to the overhead structure foundations.

22. Comment: The location and use of any existing non-conforming uses and structures.

Response: There are no existing non-conforming uses and structures at this location.

23. Comment: The location and type of any fuel and fuel storage.

Response: The equipment is an outdoor use and there will not be fuel stored inside the building. Fuel storage will remain exterior to the building at the locations that already exist.

24. Comment: The location and use of any anticipated accessory uses and structures.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

25. Comment: The area of each proposed use.

Response: The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls.

26. Comment: The proposed days/hours of operation.

Response: The current operating hours of Home Depot are Monday – Sunday 6:00am-9:00pm.

27. Comment: The location and screening of parking and loading spaces and/or areas.

Response: The proposed rental equipment stalls and outdoor storage area will be screened in accordance with the Town's requirements. Both areas will feature 10-foot-tall walls on each side and will be covered by an overhead canopy structure. This screening measures have been discussed with Town staff.

28. Comment: The location and nature of any proposed security features and provisions.

Response: The existing security features and provisions that are currently in place will be utilized, and no additional measures will be implemented.

29. Comment: The number of employees.

Response: 2-3 additional employment opportunities.

30. Comment: The location of any existing and/or proposed adequate on and off-site infrastructure.

Response: There are existing 8" sanitary sewer lines from the main road to the site. There are multiple stormwater lines on site. All utilities and site access points are existing and will not be impacted by the proposed uses or require any additional service.

31. Comment: Any anticipated odors which may be generated by the uses on site.

Response: There are no anticipated odors that may be generated by the uses on the site, ensuring that the surrounding environment remains unaffected, and the air quality is maintained at a high standard for the comfort and well-being of the public. The proposed equipment will always reside on a trailer when on site. It will not be turned on or operated at the store.

32. Comment: Refuse and service areas.

Response: There will be no additional impact on refuse and service areas, ensuring that existing waste management and service operations remain unaffected

If you have any questions, please feel free to contact me, Ben Johnson at 786-725-5696 or via email at ben.johnson@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATIONS, INC.

Ben Johnson





Community Development
Department

STAFF REPORT

Commission Meeting Date:	September 16, 2025
Agenda Title:	SUP 2025-02 Home Depot
Requested Action:	Hold a Work Session
Decision Deadline:	December 25, 2025
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot to provide under cover storage for rental equipment with a reduction in 29 existing parking spaces, of which 14 are located on the south side of the existing garden center and 15 are located on the north side of the building. The Applicant continues to meet all required parking requirements. The Applicant is also requesting to exceed the six foot fence height requirement as part of the SUP application to allow for ten feet CMU walls. The approximately 15.4797 acre parcel is owned by HD Development of Maryland, Inc. Located at 267 Alwington Boulevard, the parcel is zoned Commercial and designed in Plan Warrenton in the Makers and Greenway Character District. GPIN 6983-57-1258-500

BACKGROUND

The parcel was boundary line adjusted into the Town of Warrenton after Fauquier County approved the Site Development Plan. The Applicant is now coming before the Town for a Special Use Permit to allow for undercover storage for rental equipment per Zoning Ordinance Article 3-4.10.3.

Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states *"This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function."* James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street.

The Applicant is proposing to reduce the existing parking on the south side of the building by 14 space (approximately 2520 square feet) and on the north side by 15 spaces (approximately 2700 square feet) for a total reduction of 29 parking spaces. The overall parking requirements are exceeded with 556 spaces provided. The undercover storage proposed by the Applicant consists of 10' high wall with a canopy structure.

Staff commented on buffer and landscaping requirements in the agency comments. These requirements will need to be fully addressed at time of site plan, if the Special Use Permit is approved, as staff cannot verify requirements have been met. There appears to be a gap in existing screening. Staff will be recommending a condition of approval for this item in the public hearing staff report when a full analysis is provided.



Example: Northwest side of the property facing the Arrington property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Work Session.

ATTACHMENTS

1. Applicant Statement of Justification
2. Applicant SUP Plans and Elevations
3. Applicant Response to Agency Second Round Comments

September 2nd, 2025

Dennis Harris
Town of Warrenton
Planning Manager
PO Box 341
Warrenton, Virginia 20188
(540) 347-2405

RE: *Request for Additional Information*
Project Name: Home Depot Retail Equipment and Outdoor Storage
Special Use Permit 2nd Review Comments
SUP 2025-2

Please accept the following responses to the comments/questions issued in a comment letter dated August 19, 2025. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Plan Warrenton 2040

Comment 1: Plan Warrenton 2040 designates Home Depot in the Greenway and Makers Character District. The summary of this district states "This district could maximize use of industrial areas for maker space with food and arts focus, creative connective elements to the greenway, and enhance gateway form and function." James Madison Highway is considered a "Gateway" road on the Warrenton Street Typology Map and Alwington Blvd is a Neighborhood Street. Comment remains: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage

Response 1: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 2: The southern portion of the building faces the gateway into town. The Applicant should consider additional screening to ensure full coverage.

Response 2: Proposed evergreen trees have been proposed at the SE corner of the site facing James Madison Highway to infill an opening in the existing landscaping that faces the gateway road. The proposed along with existing provide full buffer screening from offsite view and the gateway road.

Comment 3: Advisory comment remains: Over time there has been an ongoing enforcement issue at Home Depot with outdoor storage. Staff strongly encourages the Applicant review its short and long term needs to ensure it is being addressed as part of the Special Use Permit application. Staff also cautions the Applicant to be aware that the decisions makers may find the proposed solution either meets, or does not meet, the intent of the Zoning Ordinance for covered outdoor storage.

Response 3: Short and long-term outdoor storage needs have been considered along with the consideration of appropriate solutions as part of the Special Use Permit application.

Zoning Ordinance Review

Comment 1: Comment remains: Note the Floodplain information for the site on the cover sheet to include the FEMA Flood map number and effective date and show these areas throughout the plan.
 o Clarification: The flood map references should be revised to note the most recent FEMA map number 51061C0308D, with an effective date of 4/25/25.

Response 1: The floodplain information has been updated to reflect the most current FEMA map number 51061C0308D, with an effective date of 4/25/25, and is shown throughout the plan set.

Article 2-19.5- Fences & Walls

Comment 1: Comment remains as advisory: Fences and walls are generally limited to 6' in height, but fences exceeding 6' in height may be approved in conjunction with a Special Use Permit for a permissible use listed within Article 3. The proposed 10' CMU screen walls must be approved as part of the SUP or reduced to 6' in height.

Response 1: Noted.

Article 8 – Landscaping

Comment 1: Comment remains: Landscaping for the entire site is not shown. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission. (8-4.2.2 ZO)
 o Clarification: The landscaping plan that was provided is largely illegible. Revise.

Response 1: The plan that was illegible was a scanned copy of the original landscape plan provided to us by the Town. Please see Sheet L-100 for a high quality version of the original landscape plan.

Comment 2: Provide landscape details to show that the site is sufficiently screened/buffered from all adjacent properties and the roadway to meet minimum Zoning Ordinance requirements. As shown, staff is unable to verify the structures will be adequately screened by the existing landscaping. (8-8 ZO)

Response 2: Please see sheet L-201 for the exhibit with views of the existing landscaping looking out to the adjacencies.

Comment 3: There is an area on site to Northwest of the proposed equipment rental area that will need additional screening from adjacent property due to the lack of existing screening. See additional images on the following pages.

Response 3: The photos that were provided in the comment letter were not consistent with the location that was marked in red in the image of the plan. The opening in the photos had 5 Eastern Red Cedar proposed in the previous submittal and are still included in this submittal.

Article 9-8 – Lighting

Comment 1: Comment remains as advisory. No lighting plan or fixture details are provided on the SUP plan, and it is indicated there will be no changes to existing site lighting. However, existing site lighting may be affected by the proposed structures, requiring new or additional fixtures. Lighting plan review will be required as part of the Site Development Plan.

Response 1: All existing light fixtures have been identified and labeled on the Site Plan. The site will rely on existing lighting, with no changes proposed. Lighting needs will continue to be evaluated throughout the development process.

Comment 2: Comment remains as advisory: As an advisory comment, all light fixtures that are repaired or replaced must meet current standards as found in Section 9-8 of the Ordinance, to include the requirement that all outdoor fixtures consist of fully-shielded, full cut-off fixtures.

Response 2: There are no proposed impacts to the existing light fixtures and no new proposed lighting.

Article 9-13- Outdoor Display

Comment 1: Comment remains: Temporary seasonal storage is not permitted within parking areas designated for customers. Any existing storage within parking spaces must be removed and contained within the requested covered storage areas, and parking calculations updated to ensure that minimum requirements are met.

o Clarification: Outdoor seasonal mulch, gardening, and plants are stored within parking areas designated for customers. These areas must remain free of outdoor storage.

Response 2: All temporary seasonal storage will be removed from customer-designated parking areas.

Public Utilities Review- Paul Bernard / Steven Friend:

Comment 1: There are no proposed improvements to the existing Water, Wastewater, or Stormwater facilities, therefore Public Utilities has no comments.

Response 1: Noted.

Public Works Review- Paul Bernard:

Comment 1: The proposed increase to Peak Hour traffic to and from the site is minimal, therefore no improvements to the existing street infrastructure.

Response 1: Noted.

Comment 2: There are no site-lights proposed. These facilities will rely on existing site lighting.

Response 2: Noted.

Comment 3: The proposed site improvements include 10-foot-high walls with interior columns and a prefab covered roof, all of which will require special engineering designs as well as permits from the Town. Otherwise, these structures are proposed on existing impervious surfaces. Therefore, no modifications are needed for the existing storm drainage or management system.

Response 3: Noted.

Comment 4: Public Works has no additional comments.

Response 4: Noted.

Stormwater and Erosion and Sediment Control Review- Kerry Wharton:

Comment 1: No Land disturbance permit is required when total land disturbance does not exceed 2,000 square feet.

Response 1: Noted.

Comment 2: No further comments.

Response 2: Noted.

Should you have any additional questions please do not hesitate to contact me at (772) 794- 4098 or ben.johnson@kimley-horn.com.

Sincerely,



Ben Johnson
Project Manager



Planning Commission Work Session
SUP 25-02 Home Depot
Undercover Storage
September 16, 2025
Decision Deadline: December 25, 2025

Request

Item 2.

SUP 25-02

Location

- GPIN Applicant: 6983-57-1258-500
- 267 Alwington Blvd
- Property Owner: HD (Home Depot) Development of MD, Inc
- Representative: Ben Johnson
- Zoning: C - Commercial
- Comprehensive Plan: Greenway and Makers Character District
- SUP Amendment to allow for undercover storage



Current Request

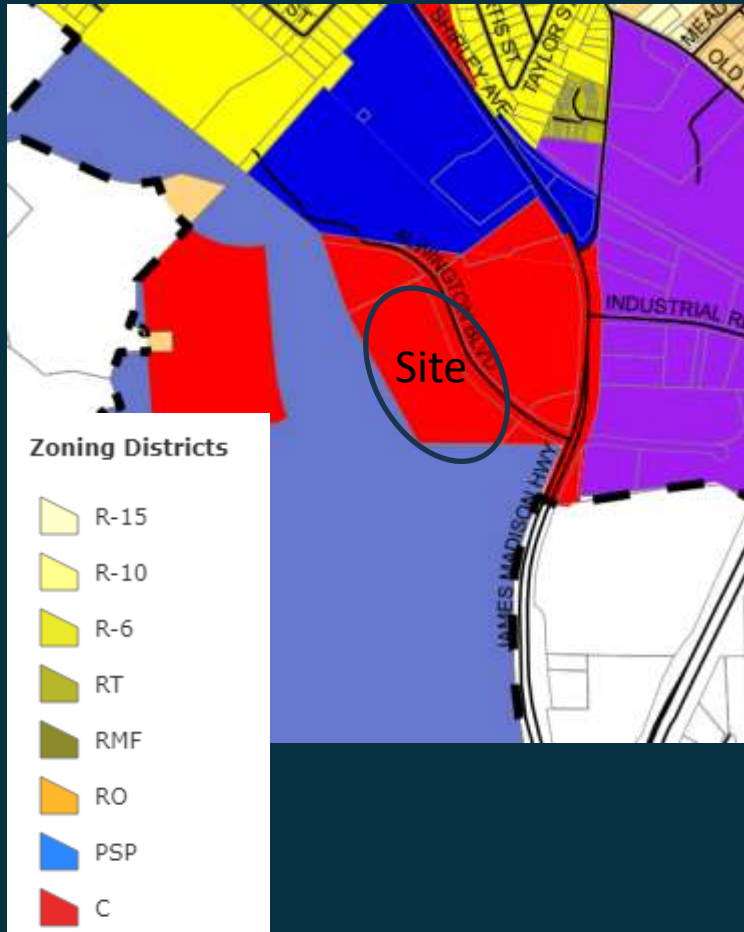
Item 2.

- History: Fauquier County approved the Home Depot site plan and then the property was annexed into the Town.
- Applicant is requesting a Special Use Permit to expand the existing Home Depot with under cover storage for rental equipment.
- Undercover storage would consist of 10' walls with a canopy structure.
- Remove 14 existing parking stalls (approximately 2520 square feet) to the south next to garden center.
- Remove 15 existing parking stalls (approximately 2700 square feet) to the north.
- Site is overparked and still meets parking requirements.

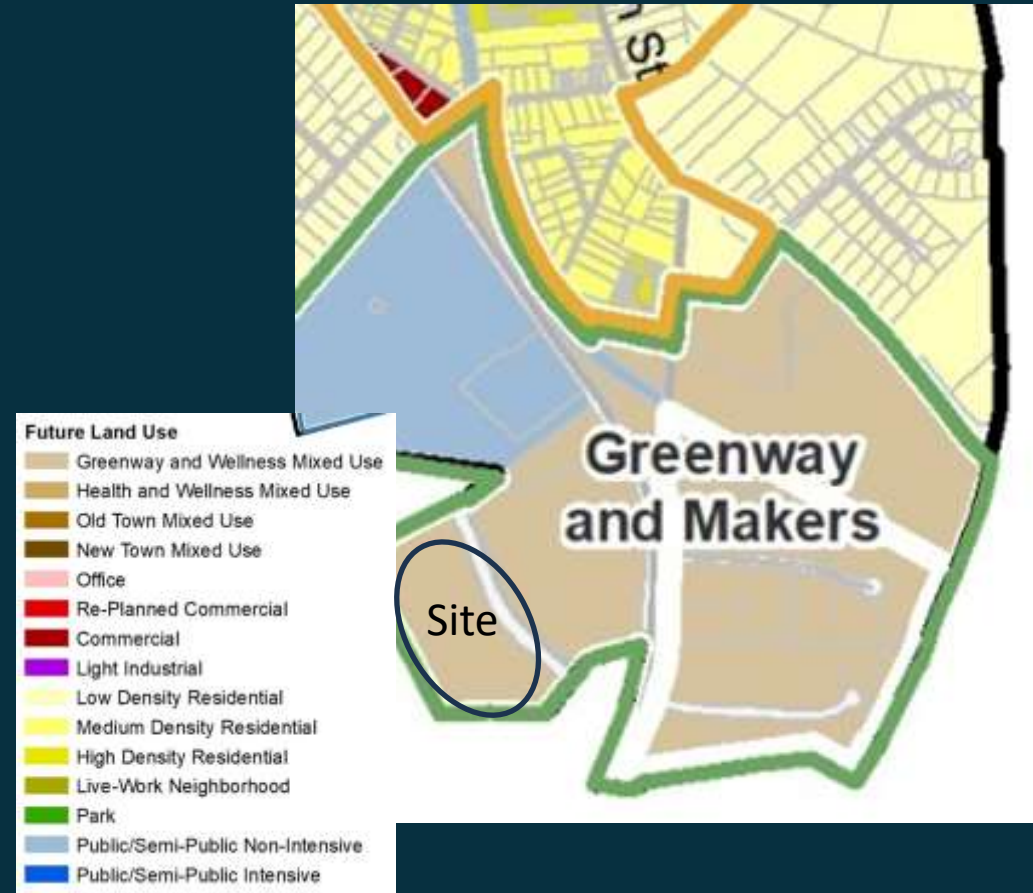
Adjacent Uses

Item 2.

Zoning Map

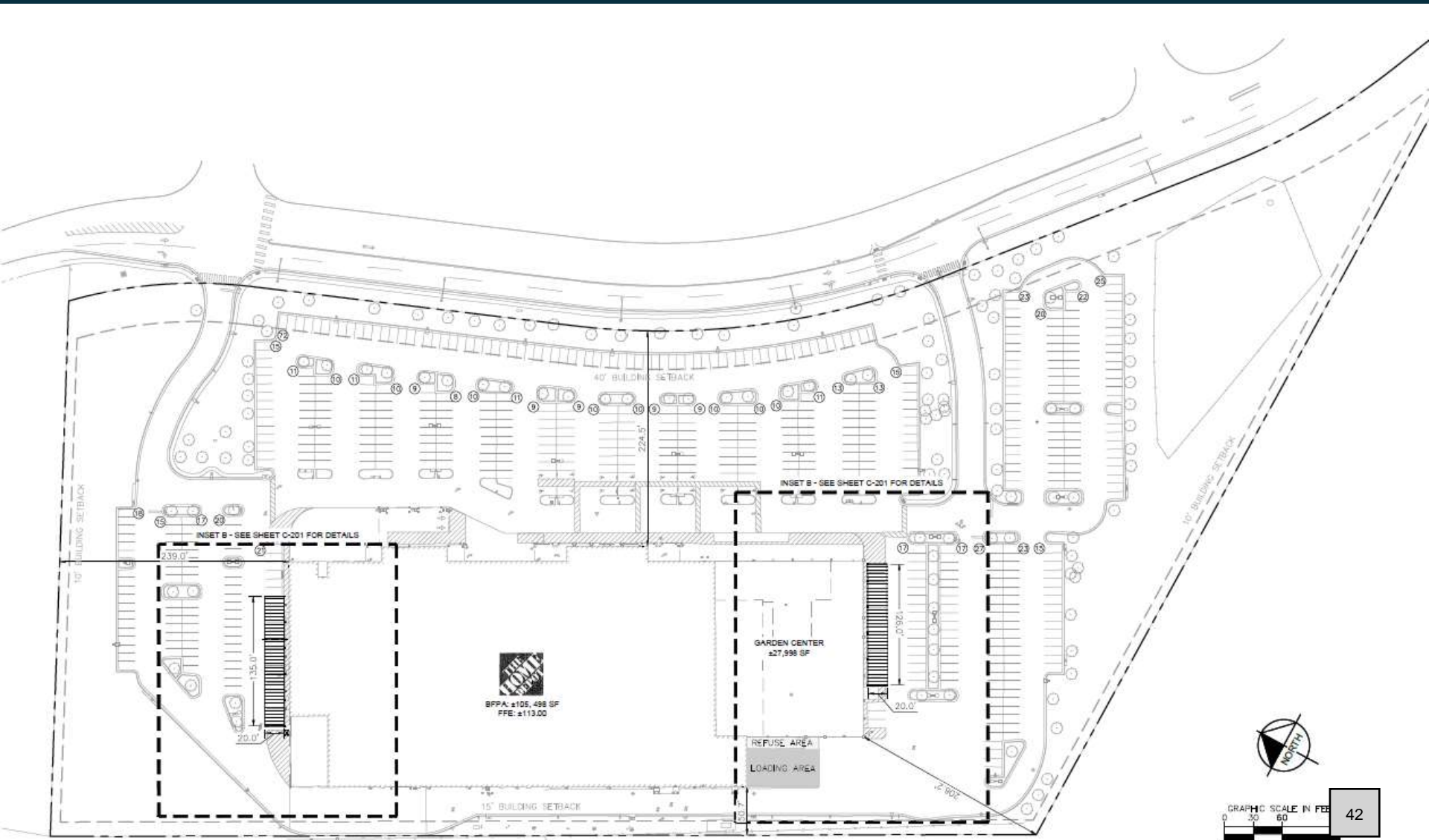


Future Land Use



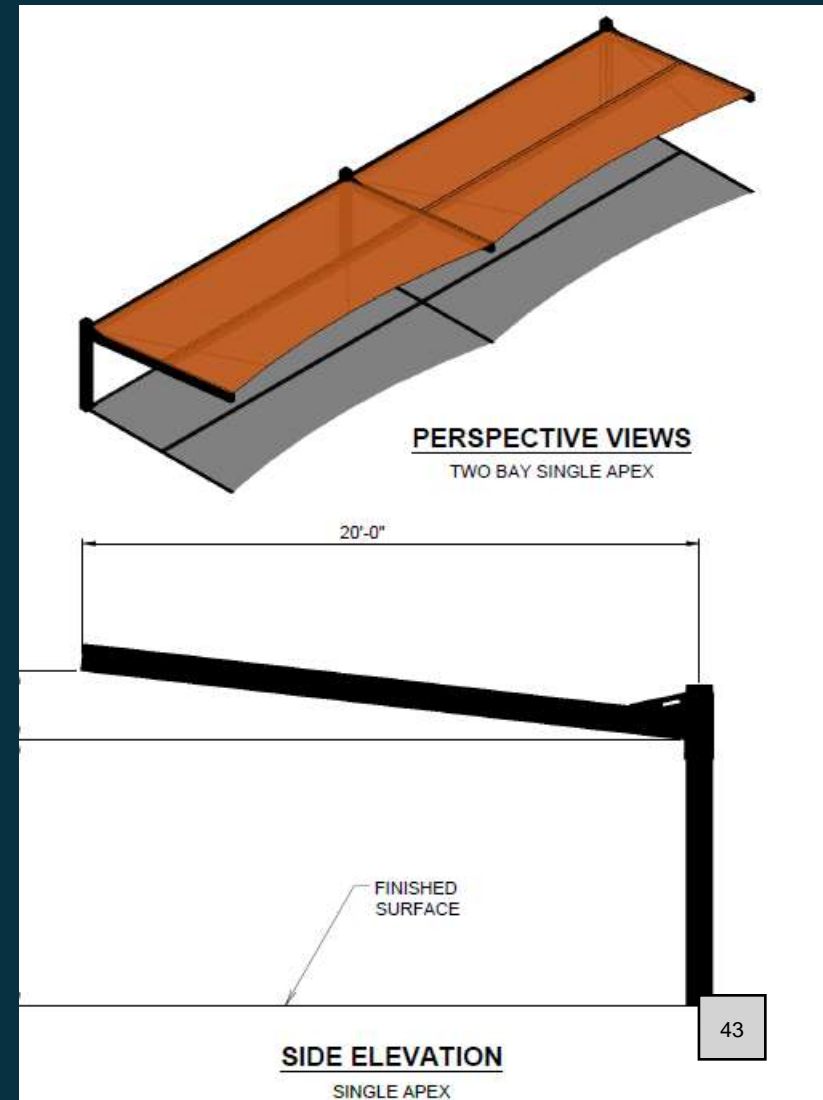
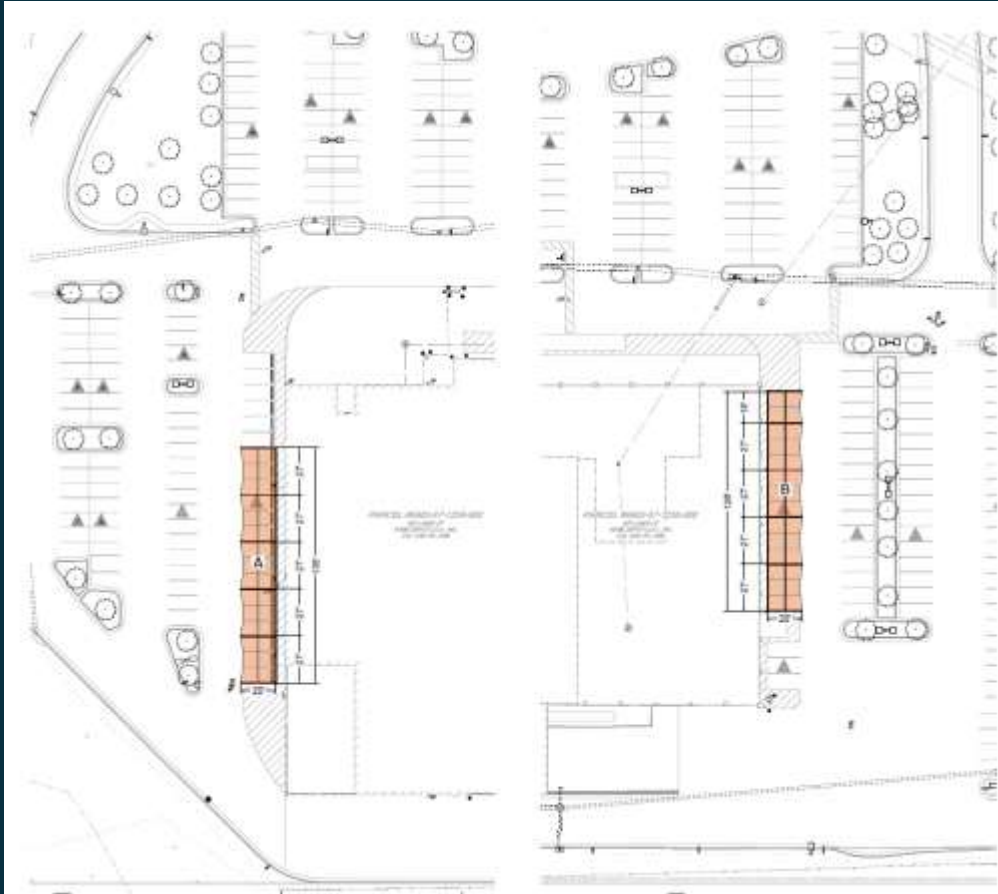
SUP Plan

Item 2.



Site Plan

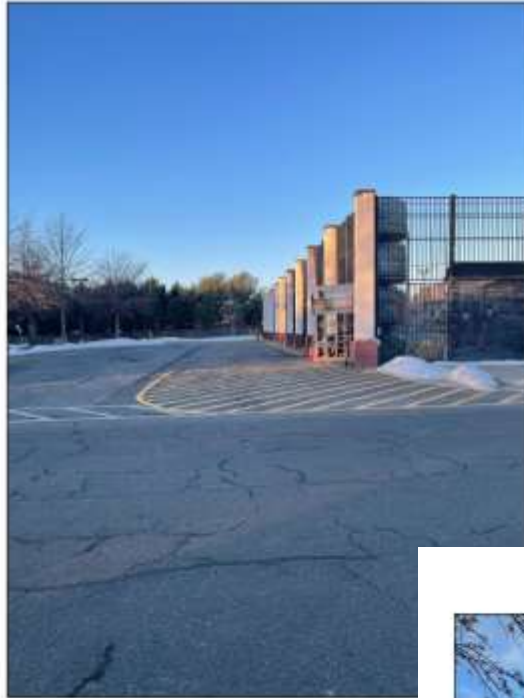
Item 2.



Elevations

Item 2.

BEFORE



AFTER



BEFORE



AFTER



Elevations

Item 2.

BEFORE



AFTER



BEFORE



AFTER



Staff Review

Item 2.

- Undercover Storage Elevations
- Transportation Circulation
- Landscaping/Buffers
- Parking/Transportation

Staff Recommendation

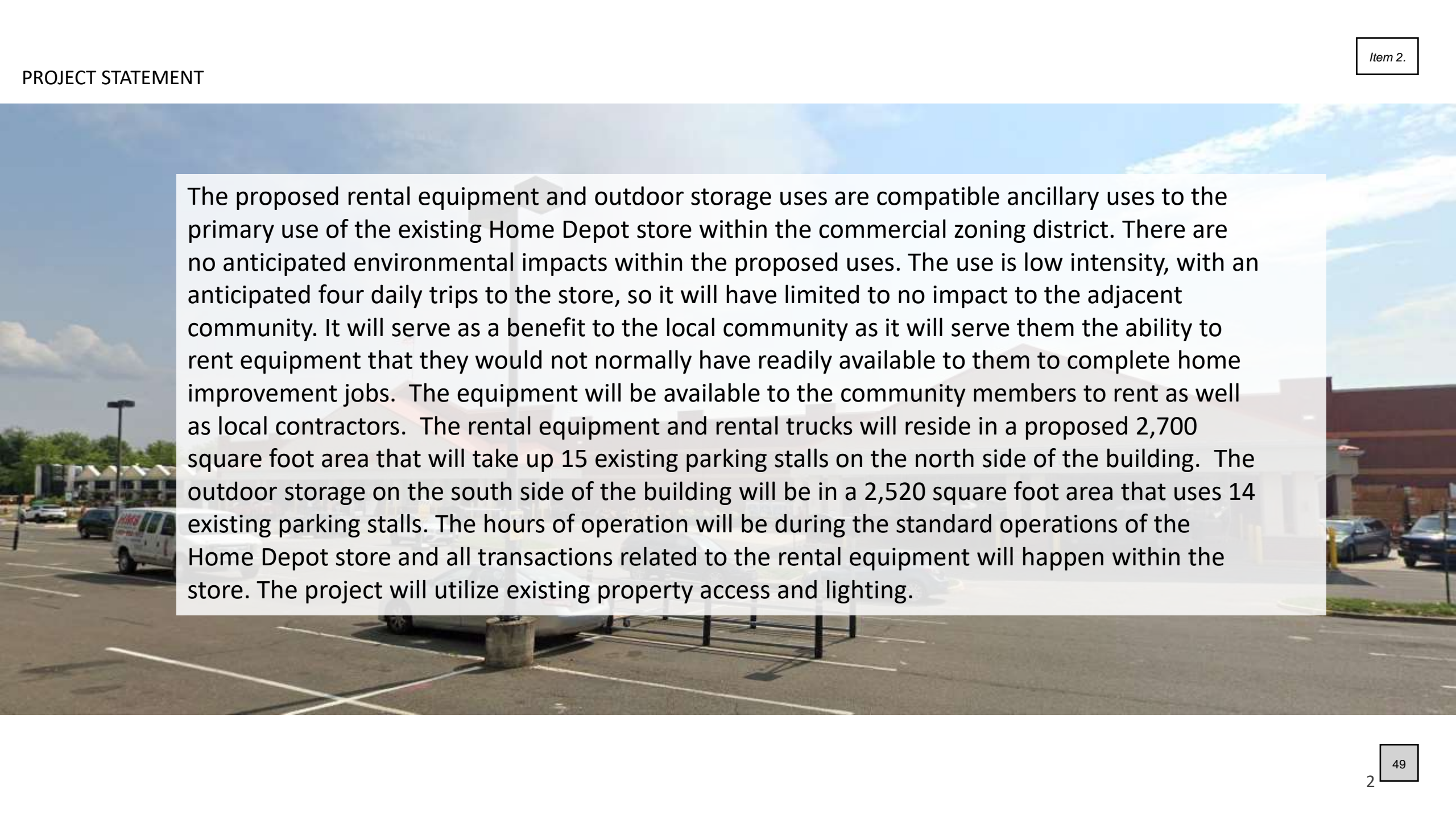
Item 2.

- Hold Work Session
- Direct Applicant/Staff Next Steps
- 100-Days: December 25, 2025



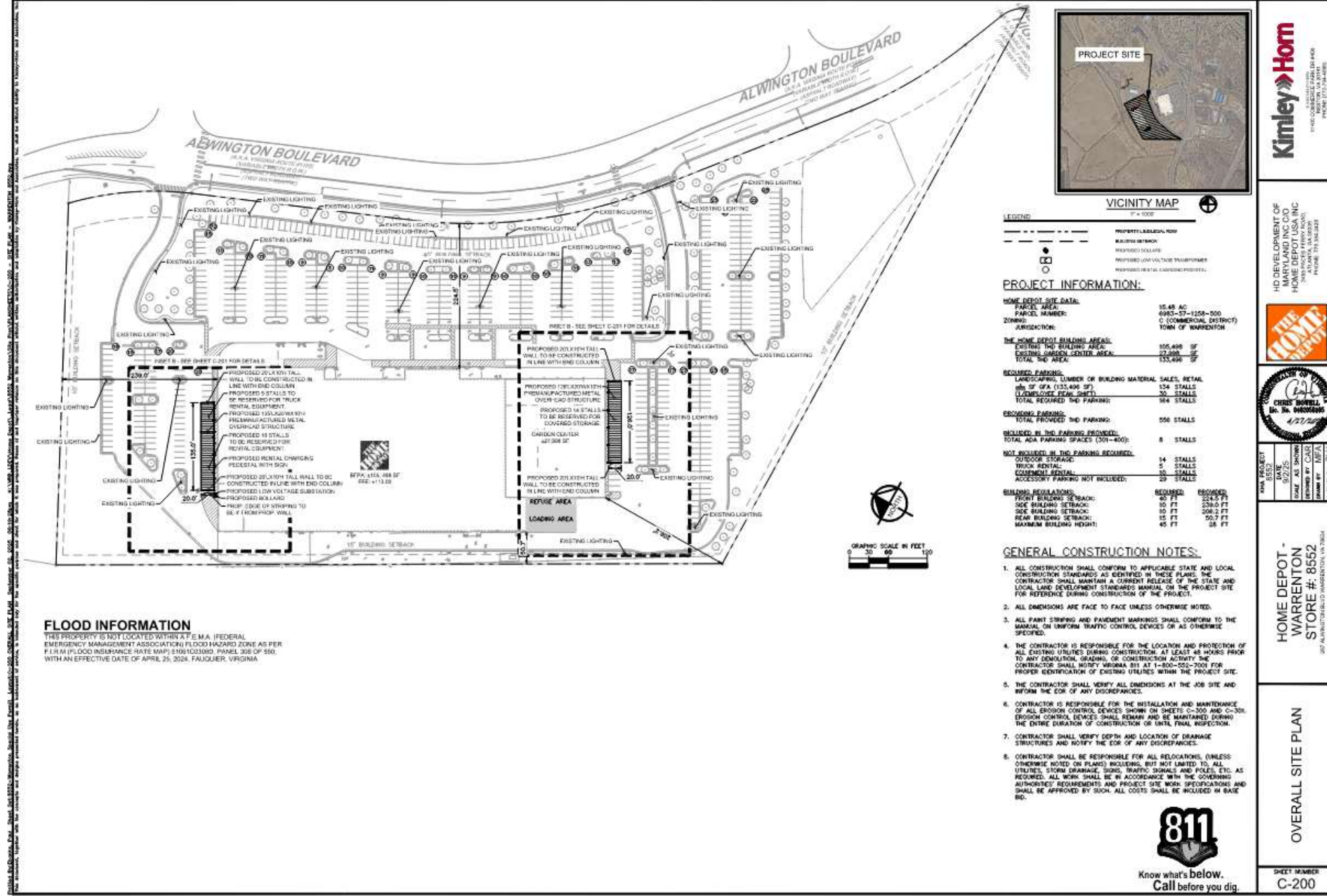
HOME DEPOT RENTAL
EQUIPMENT AND
OUTDDOR STORAGE
SUP 2025-2

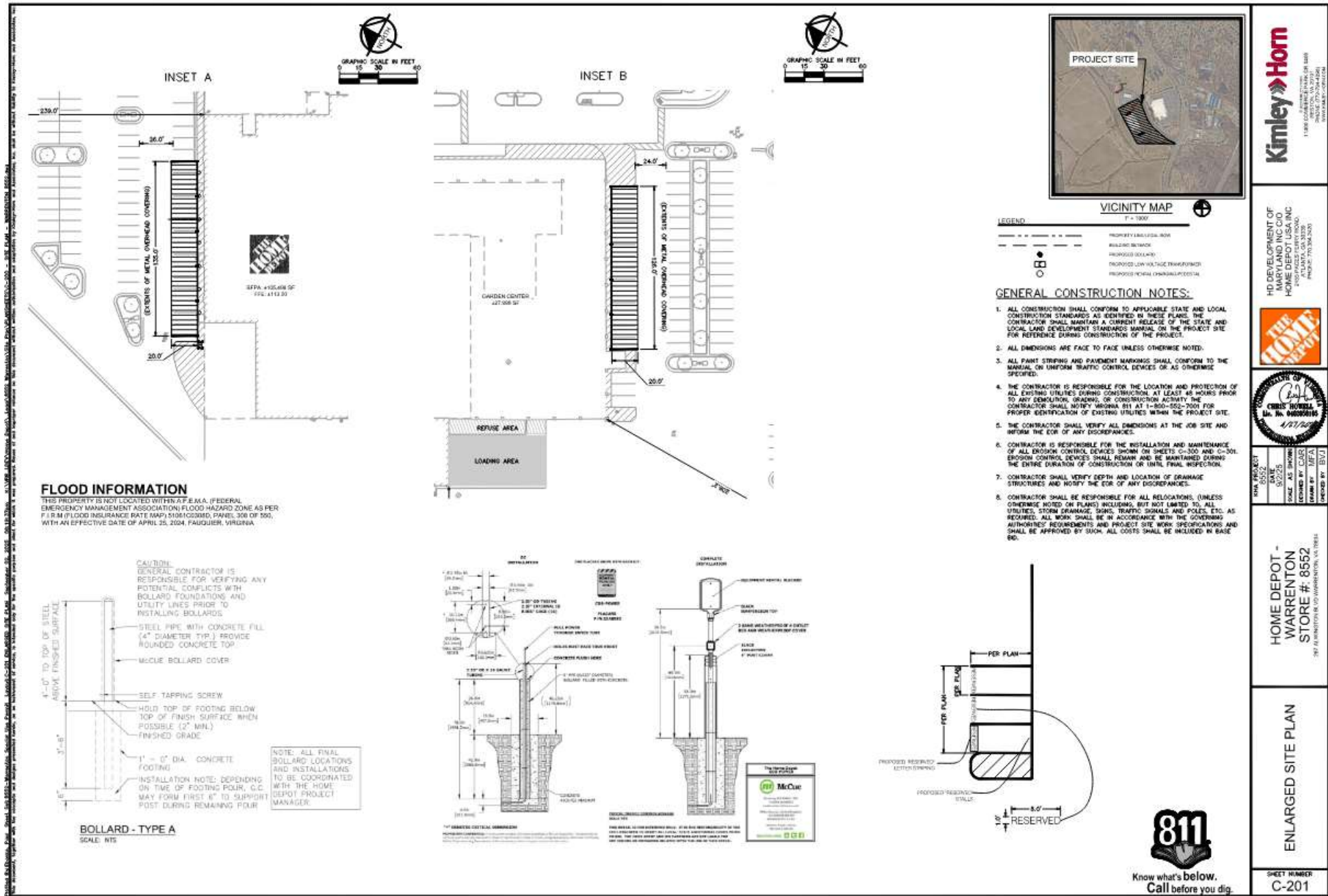
267 Alwington Blvd,
Warrenton, VA 20186

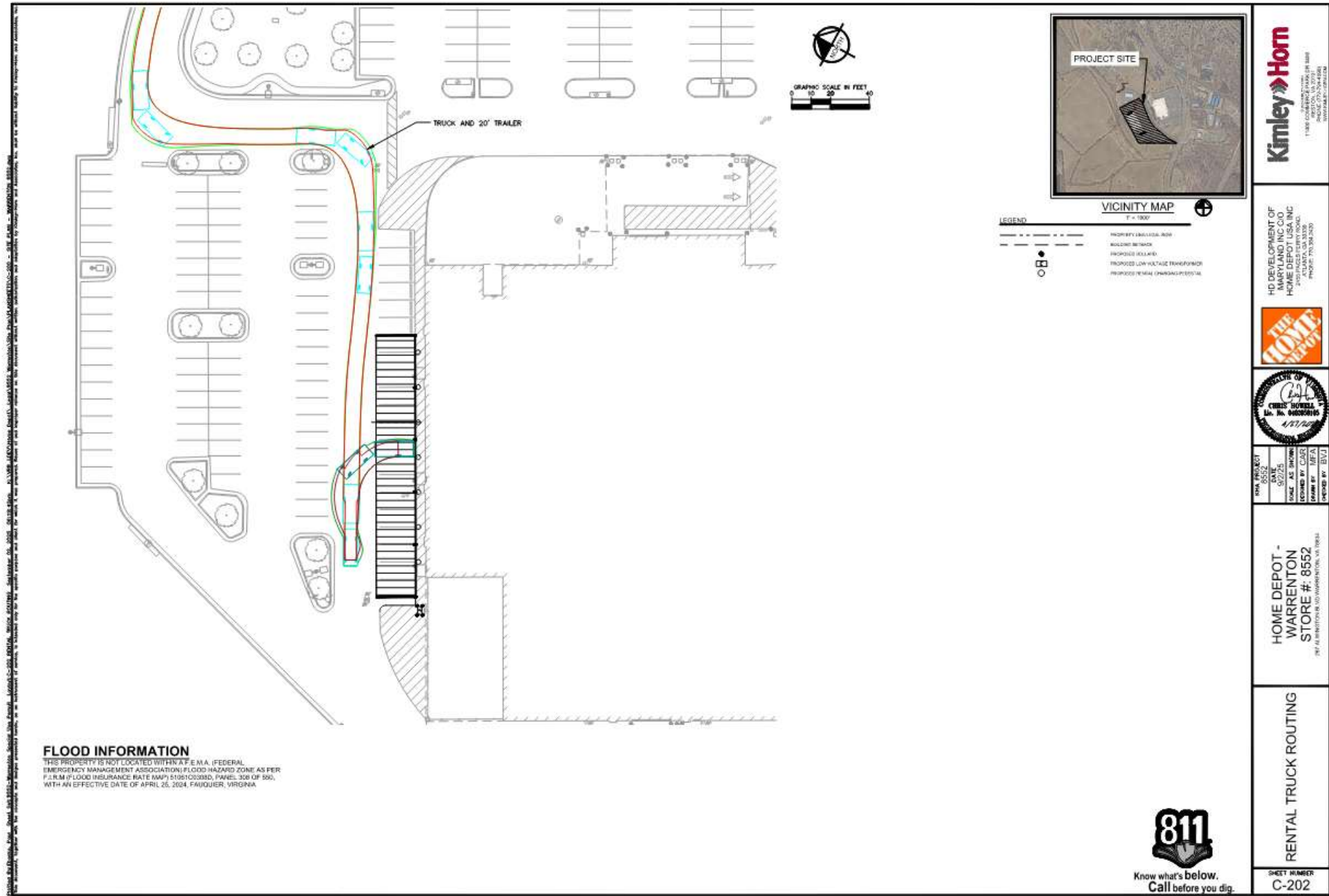


The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.





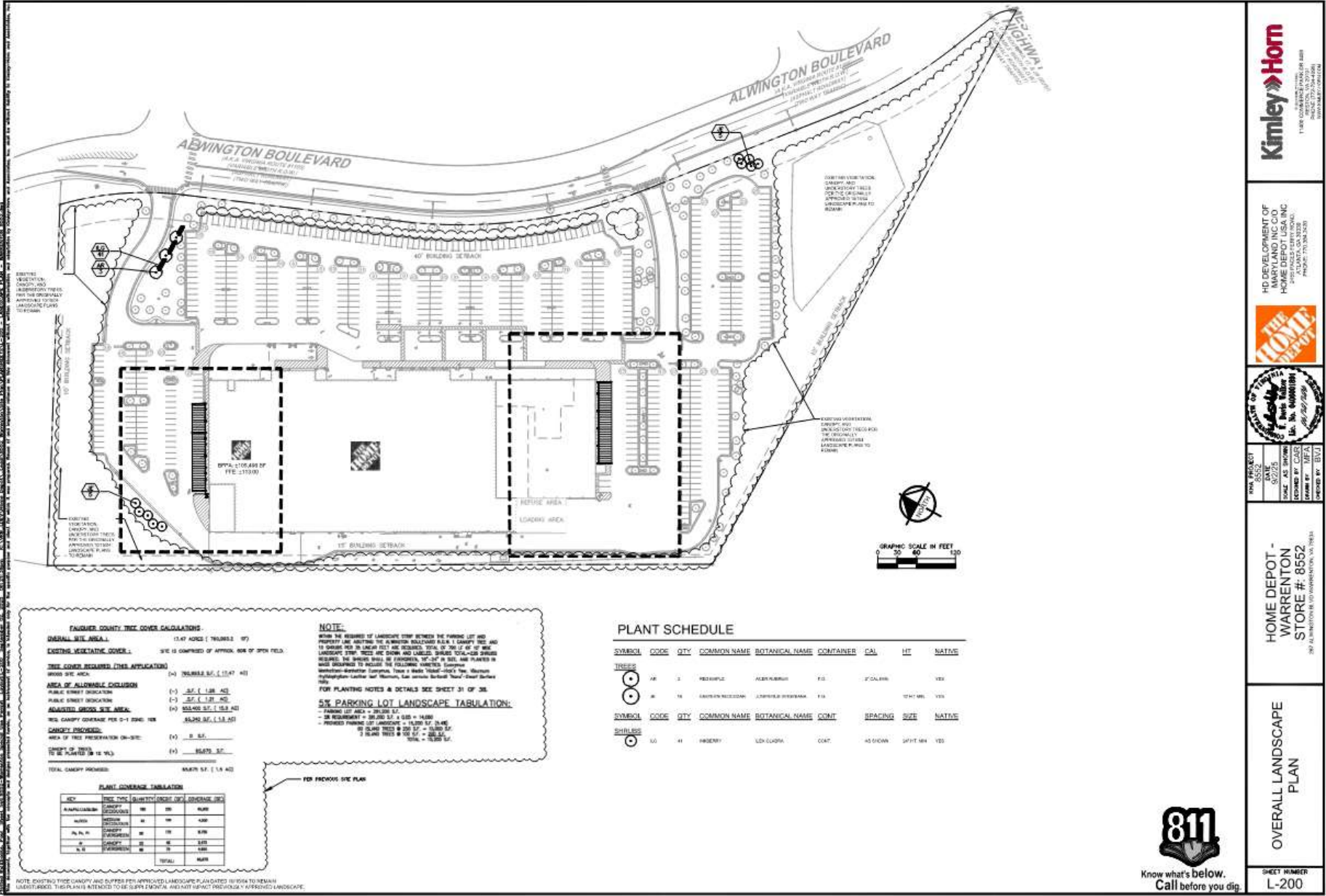




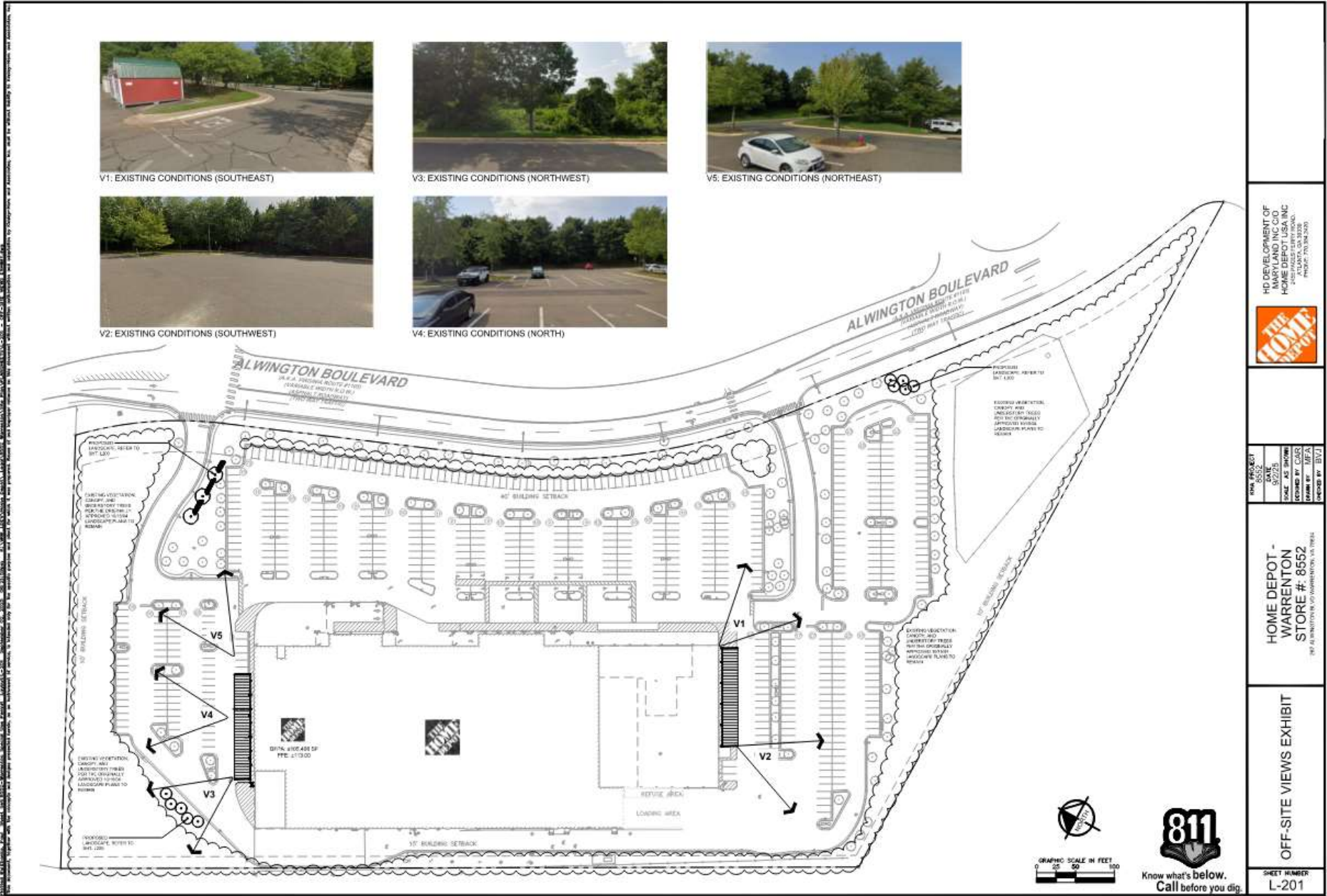
Item 2.

Item 2.





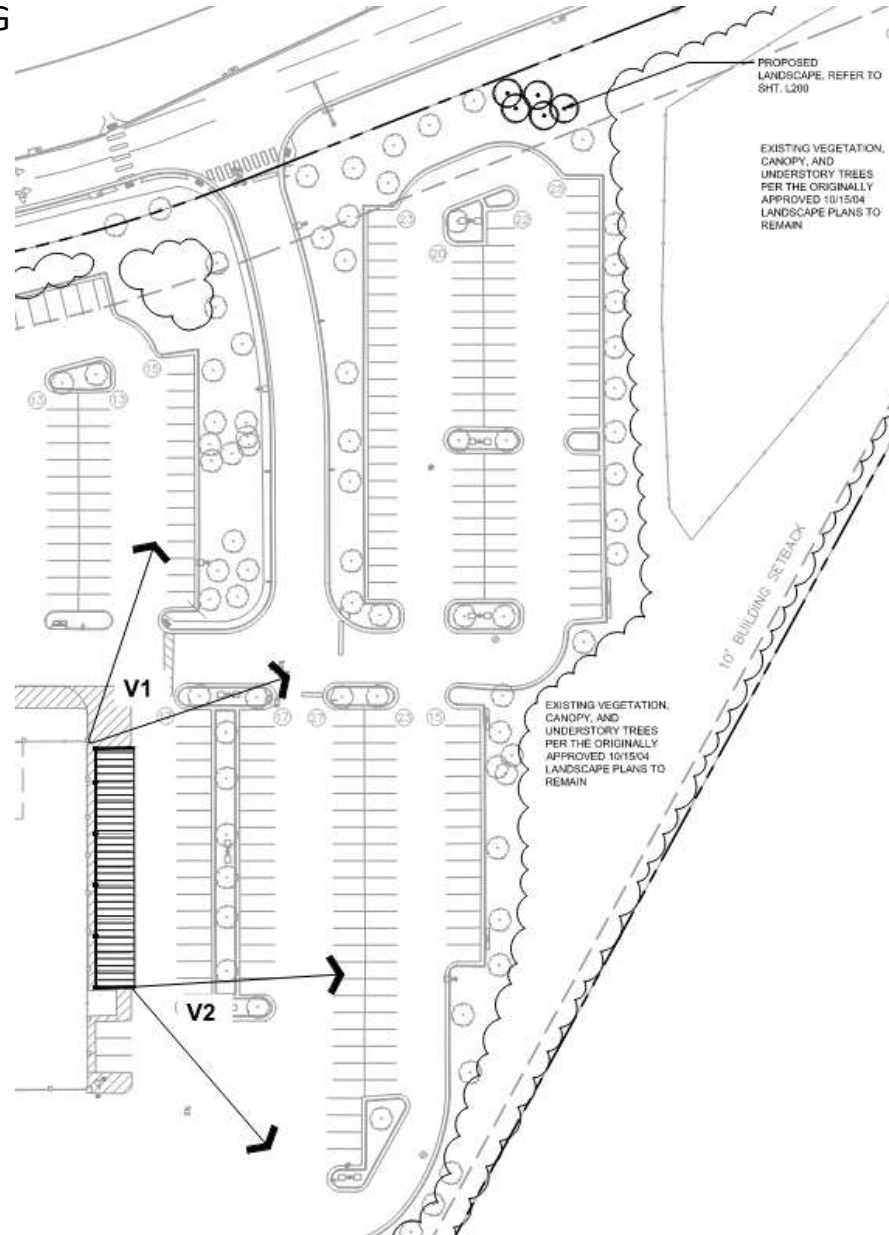
EXISTING
LANDSCAPE
BUFFERING FROM
OFFSITE VIEWS
WITH PROPOSED
LANDSCAPING
REFERENCED ON
THE PLAN



Home Depot Rental Equipment and Outdoor Storage
267 Alwington Blvd, Warrenton, VA 20186

EXISTING LANDSCAPE BUFFERING
FROM OFFSITE VIEWS WITH
PROPOSED LANDSCAPING
REFERENCED ON THE PLAN

Additional evergreen plant
material is proposed to provide
further screening in images V1,
see plan to the right.



V1: EXISTING CONDITIONS (SOUTHEAST)



V2: EXISTING CONDITIONS (SOUTHWEST)

EXISTING LANDSCAPE BUFFERING
FROM OFFSITE VIEWS WITH
PROPOSED LANDSCAPING
REFERENCED ON THE PLAN
Additional evergreen plant
material is proposed to provide
further screening in images V3 and
V5, see plan to the right.



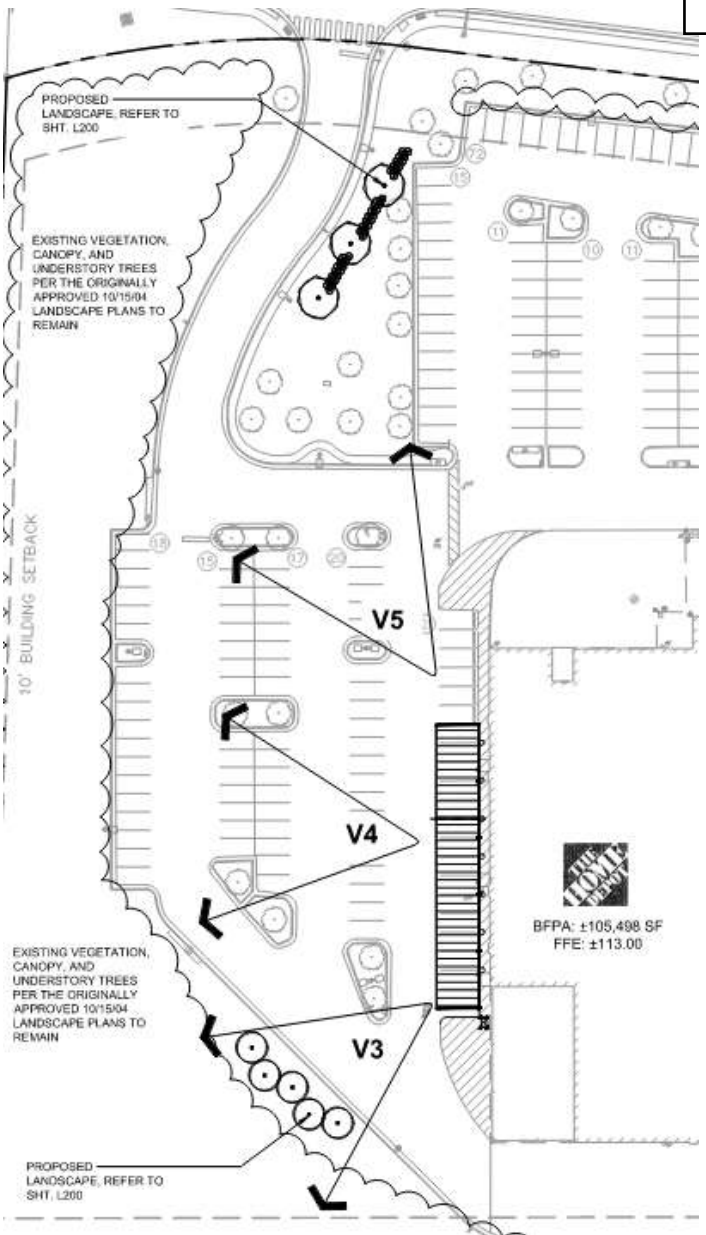
V3: EXISTING CONDITIONS (NORTHWEST)



V5: EXISTING CONDITIONS (NORTHEAST)

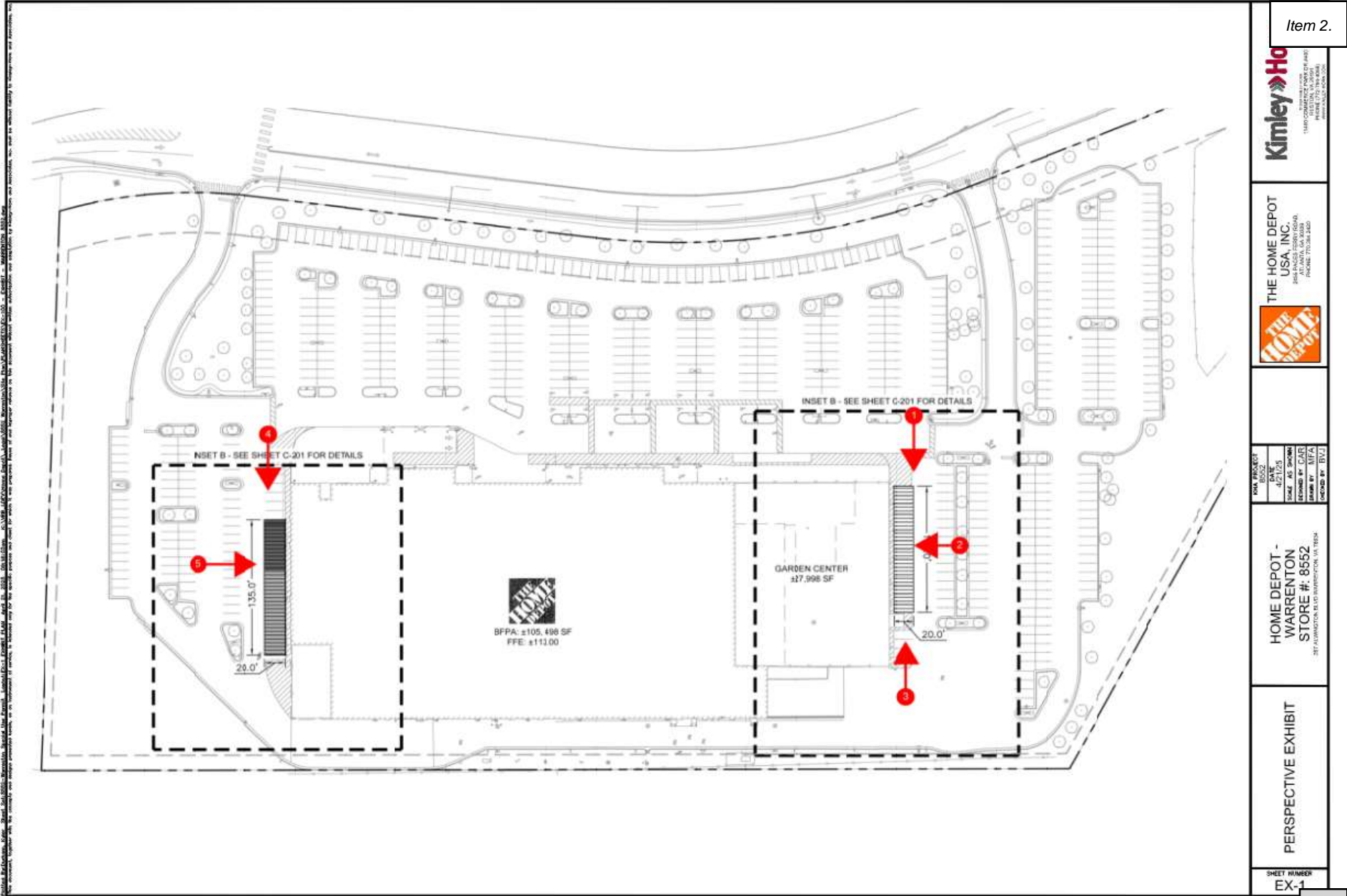


V4: EXISTING CONDITIONS (NORTH)



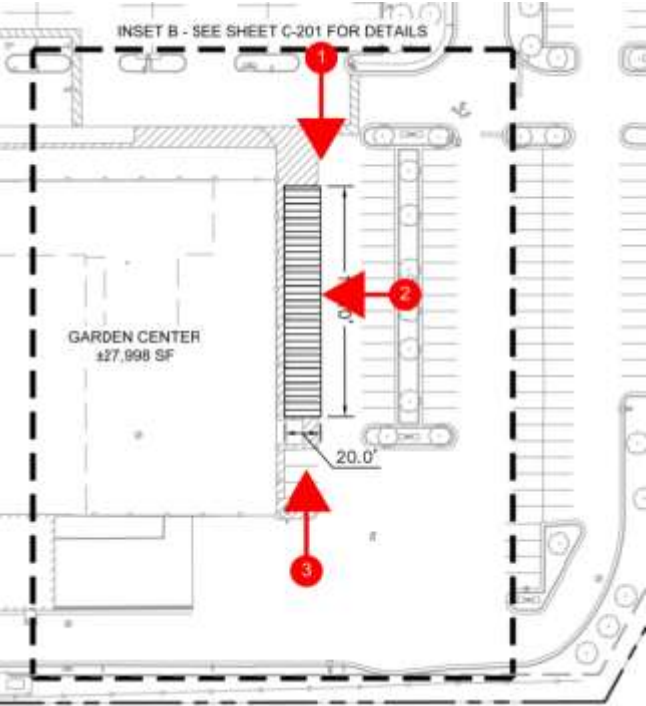
Item 2.

Proposed Covered Storage
Before and After Location View
Location Map Key
Refer to the three following
before and after renderings for
the proposed concrete CMU
wall and overhead canopy
structure required per to
satisfy code.



Covered Storage Before and After Exhibits

These exhibits include the 10' tall brick clad concrete CMU wall, to match existing building façade, and proposed overhead cantilevered structure.



BEFORE



AFTER



BEFORE



AFTER



BEFORE

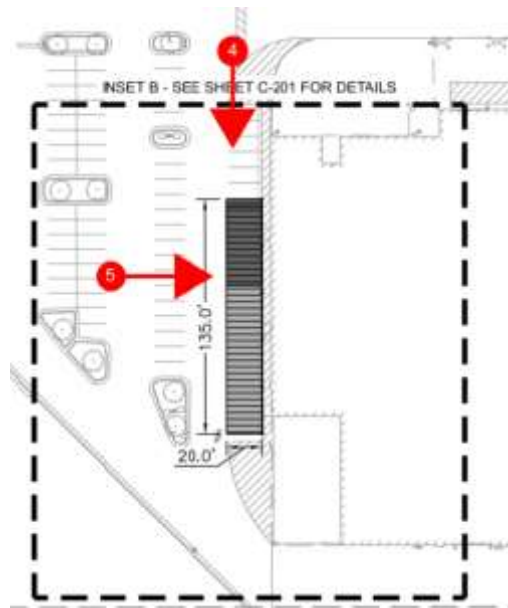


AFTER



Covered Equipment Rental Before and After Exhibits

These exhibits include the 10' tall brick clad concrete CMU wall, to match existing building façade, and proposed overhead cantilevered structure.



BEFORE



AFTER



BEFORE

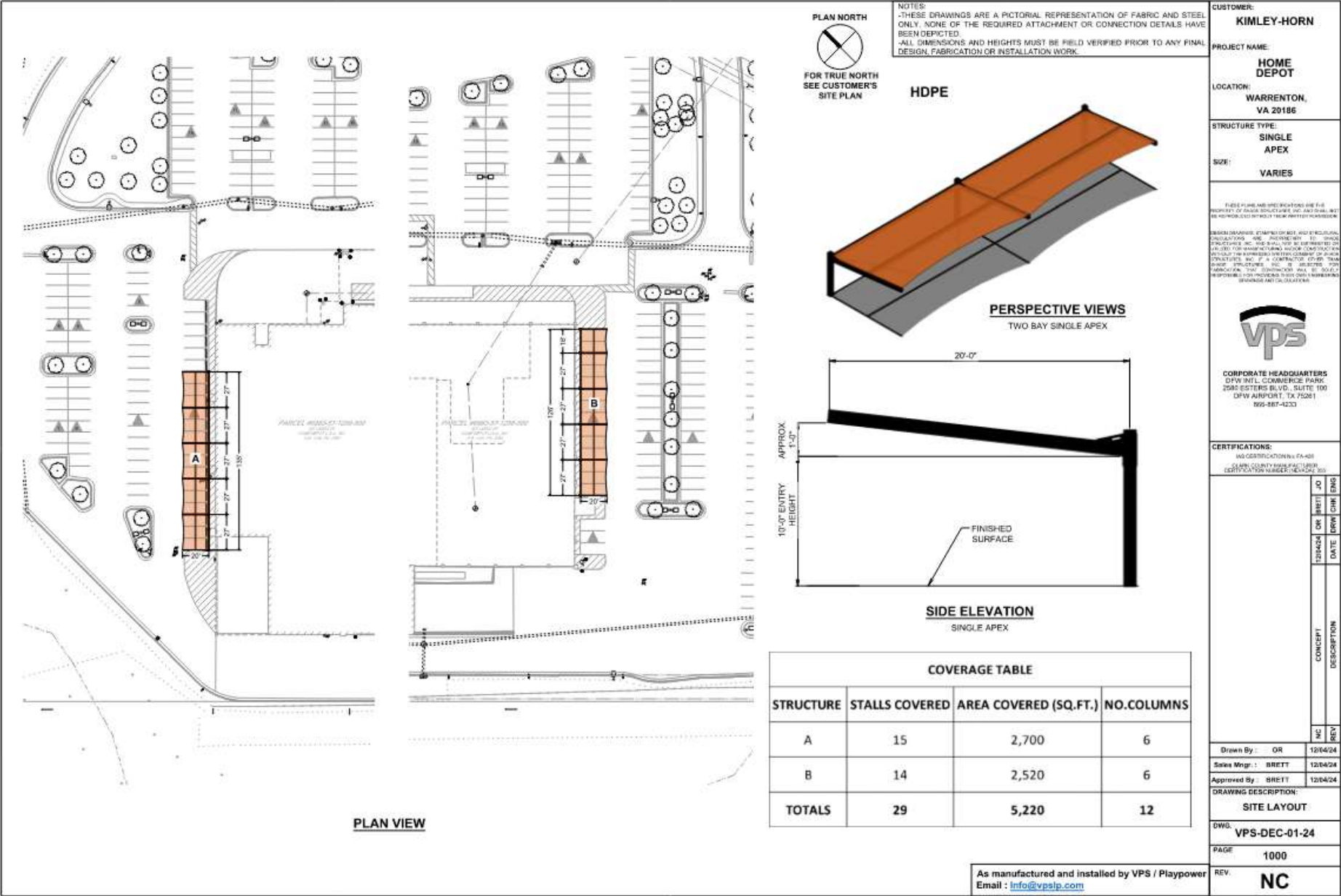


AFTER



Item 2.

Overhead Cantilevered
Canopy Structure



Item 2.



Planning Commission Work Session
SUP 25-02 Home Depot
Undercover Storage
October 21, 2025
Decision Deadline: December 25, 2025

Request

Item 2.

SUP 25-02

Location

- GPIN Applicant: 6983-57-1258-500
- 267 Alwington Blvd
- Property Owner: HD (Home Depot) Development of MD, Inc
- Representative: Ben Johnson
- Zoning: C - Commercial
- Comprehensive Plan: Greenway and Makers Character District
- SUP Amendment to allow for undercover storage



Current Request

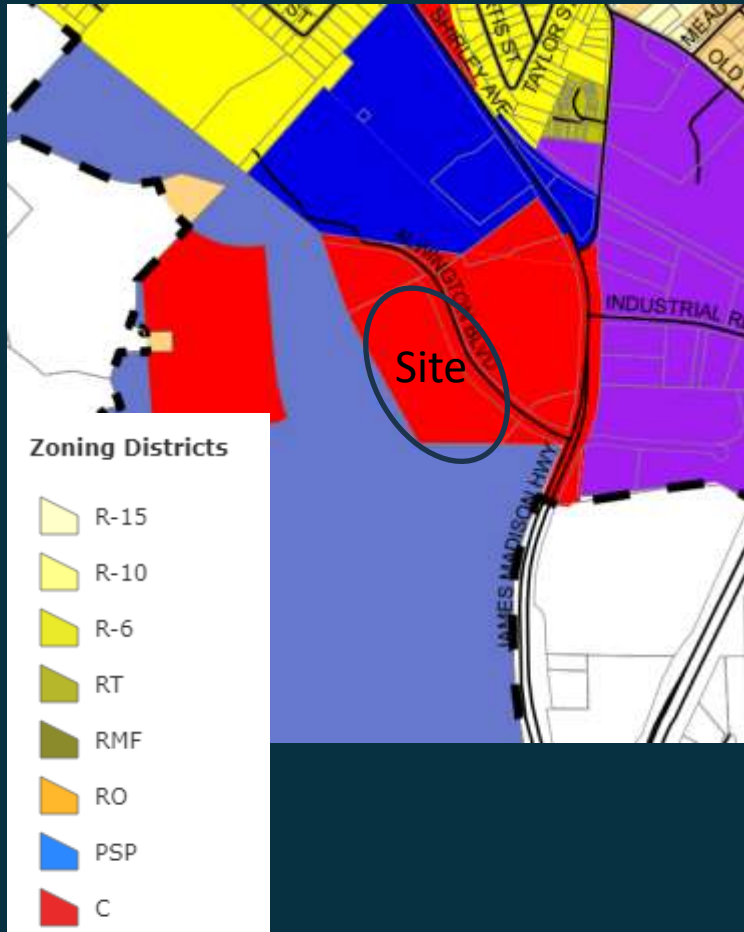
Item 2.

- History: Fauquier County approved the Home Depot site plan and then the property was annexed into the Town.
- Applicant is requesting a Special Use Permit to expand the existing Home Depot with under cover storage for rental equipment.
- Undercover storage would consist of 10' walls with a canopy structure.
- Remove 14 existing parking stalls (approximately 2520 square feet) to the south next to garden center.
- Remove 15 existing parking stalls (approximately 2700 square feet) to the north.
- Site is overparked and still meets parking requirements.

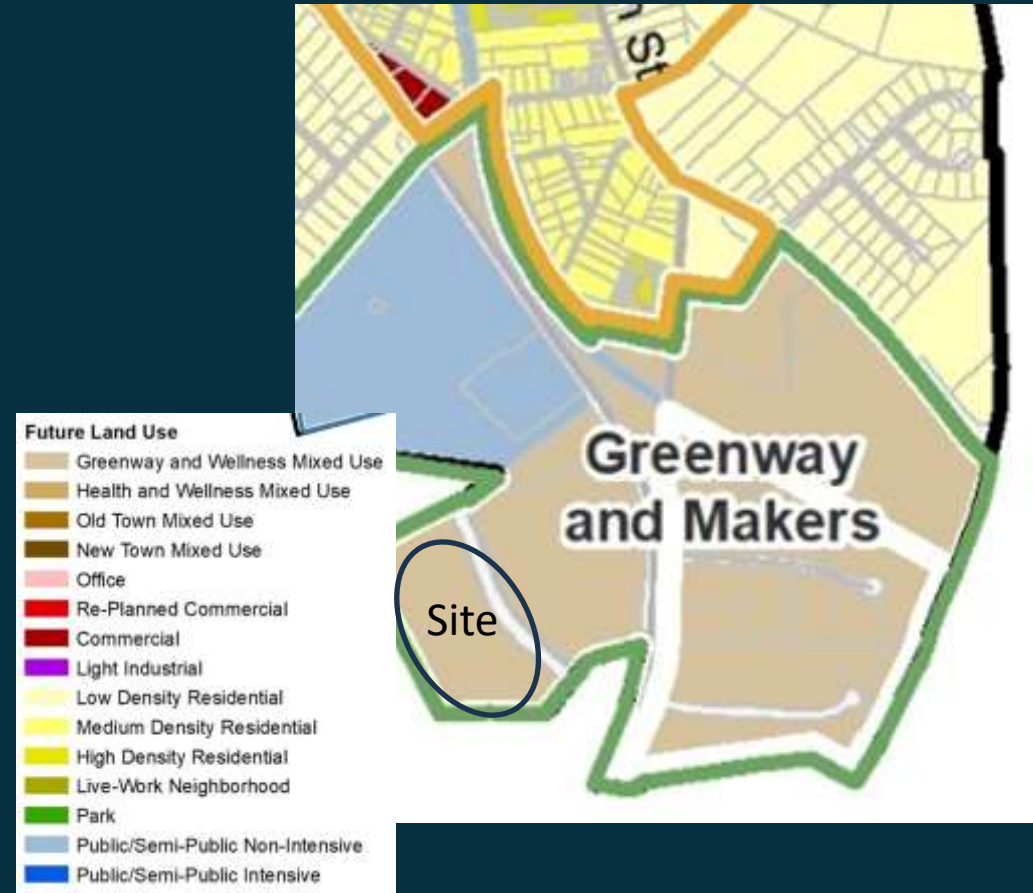
Adjacent Uses

Item 2.

Zoning Map

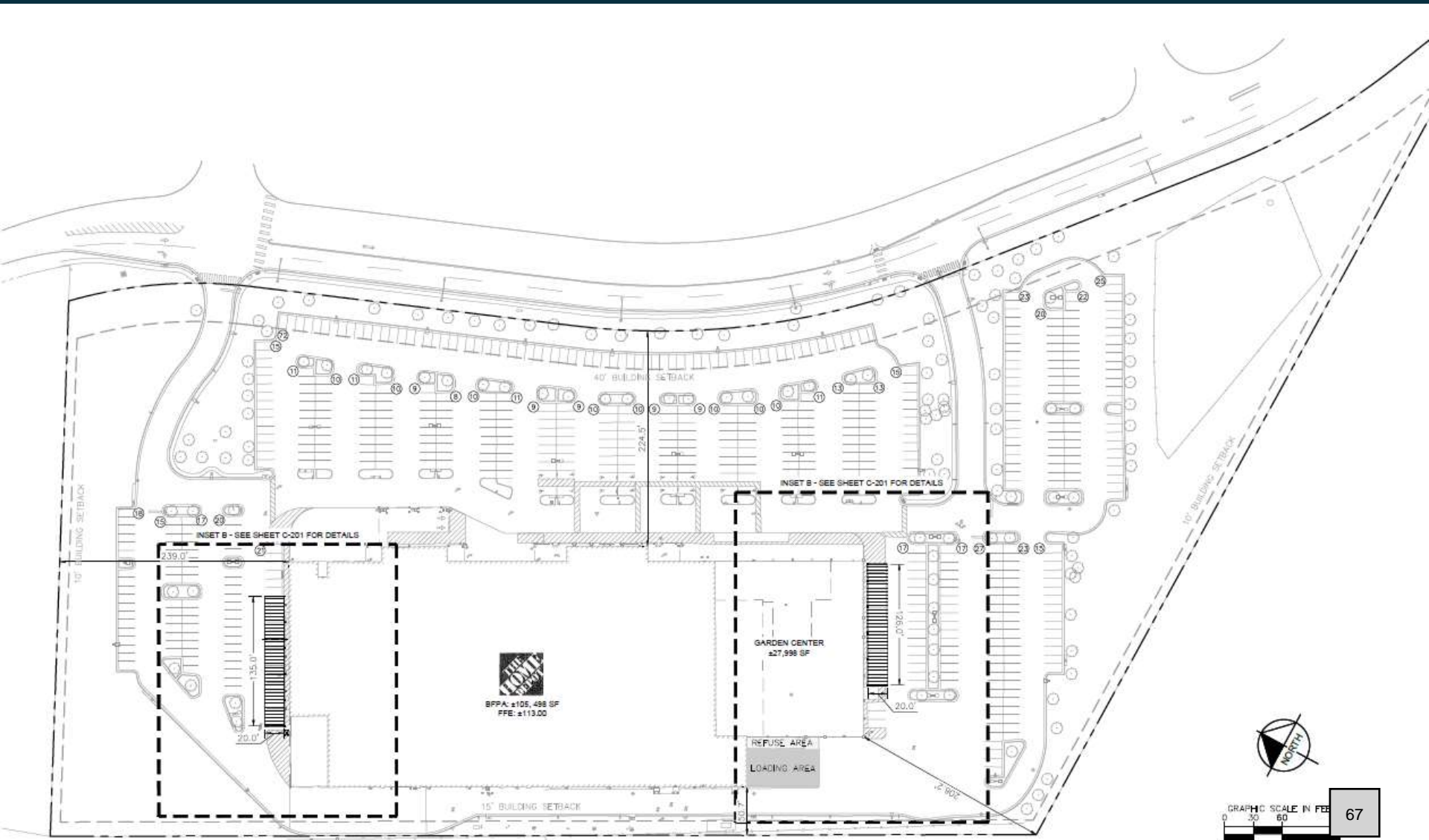


Future Land Use



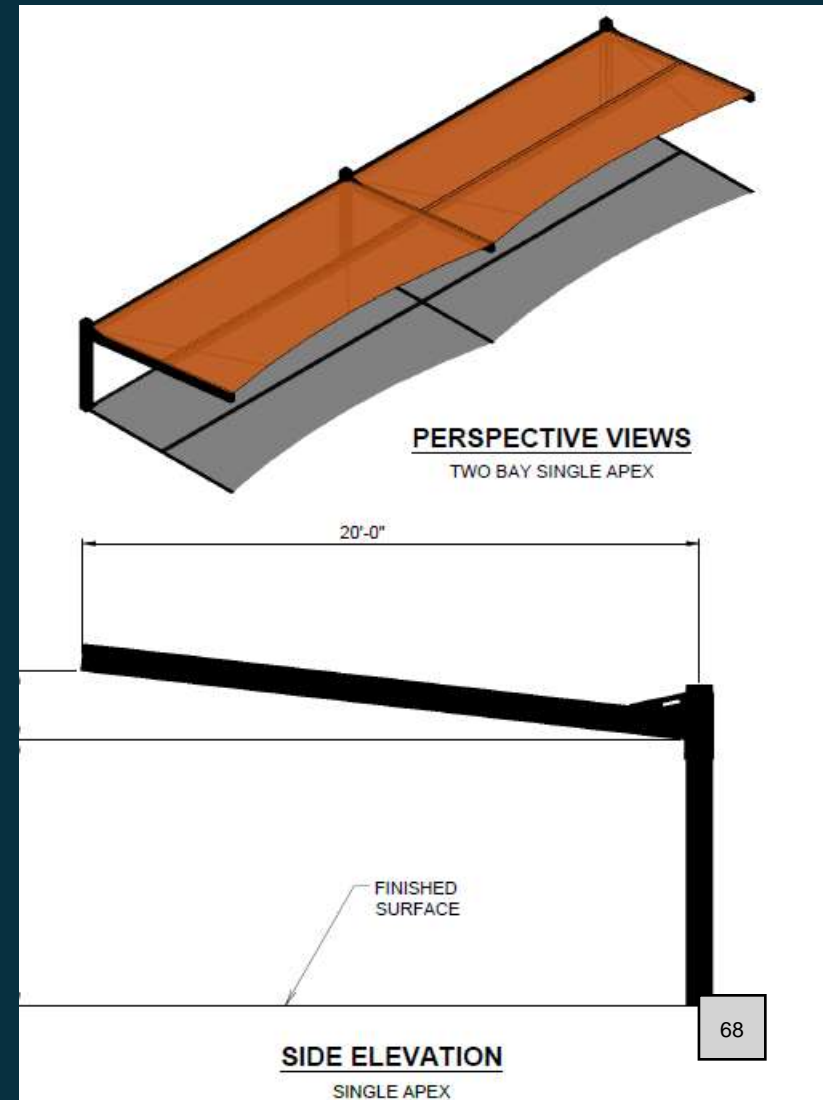
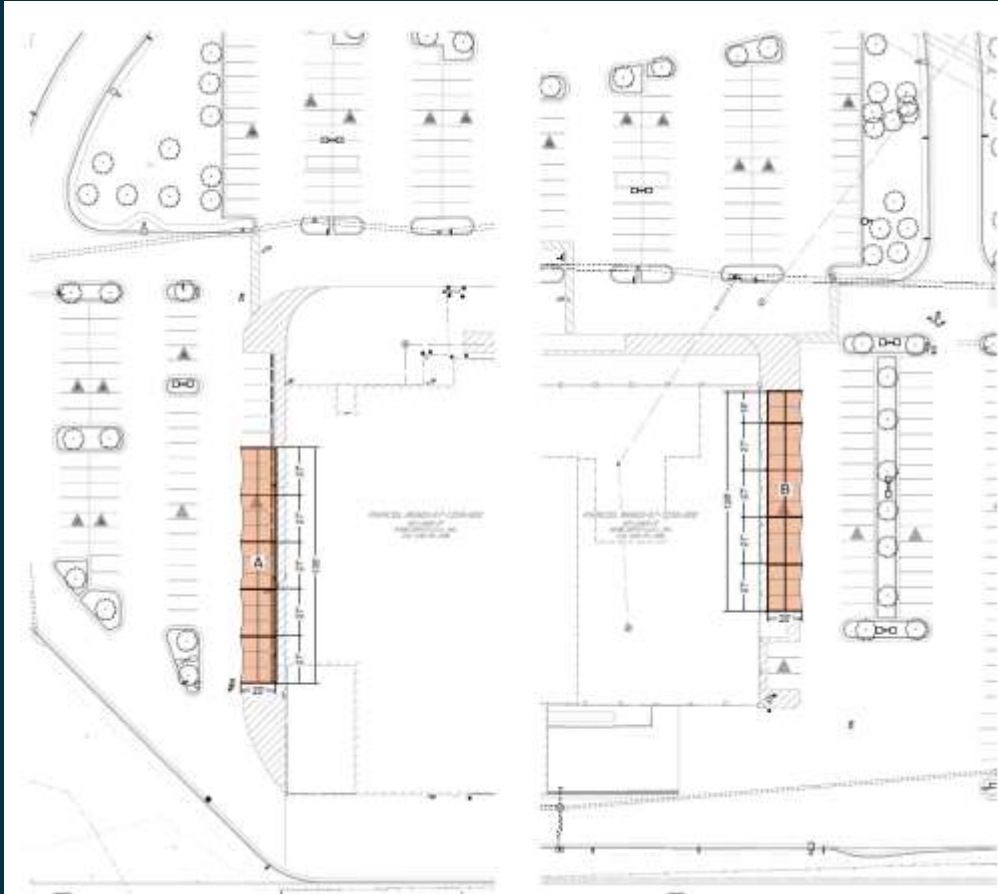
SUP Plan

Item 2.



Site Plan

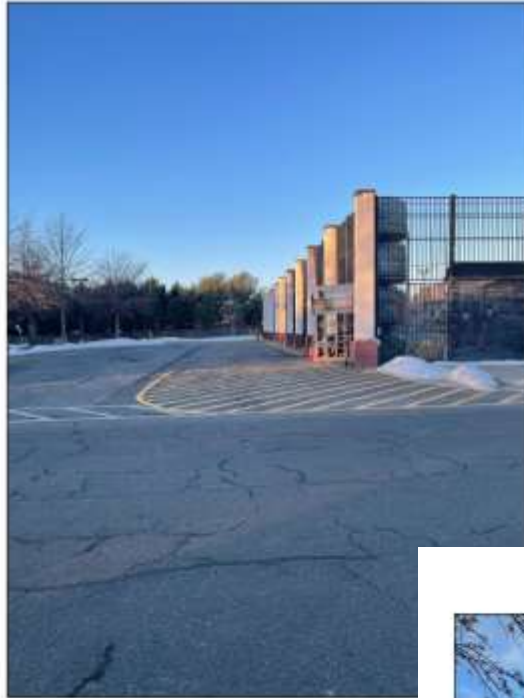
Item 2.



Elevations

Item 2.

BEFORE



AFTER



BEFORE



AFTER



Elevations

Item 2.

BEFORE



AFTER



BEFORE



AFTER



Pictures from Chantilly Location

Item 2.



Staff Review

Item 2.

- Undercover Storage Elevations
- Transportation Circulation
- Landscaping/Buffers
- Parking/Transportation

Draft Conditions of Approval

Item 2.

- Substantial conformance
- Allow 10' wall with brick façade
- Landscaping buffers and screening
- Lighting – LED temperature 3000 K or lower
- No outdoor storage, except undercover
- Site Maintenance and Refuse Collection
- Signage and Handicap Parking

Staff Recommendation

Item 2.

- Hold a Public Hearing
- Direct Applicant/Staff Next Steps
- 100-Days: December 25, 2025

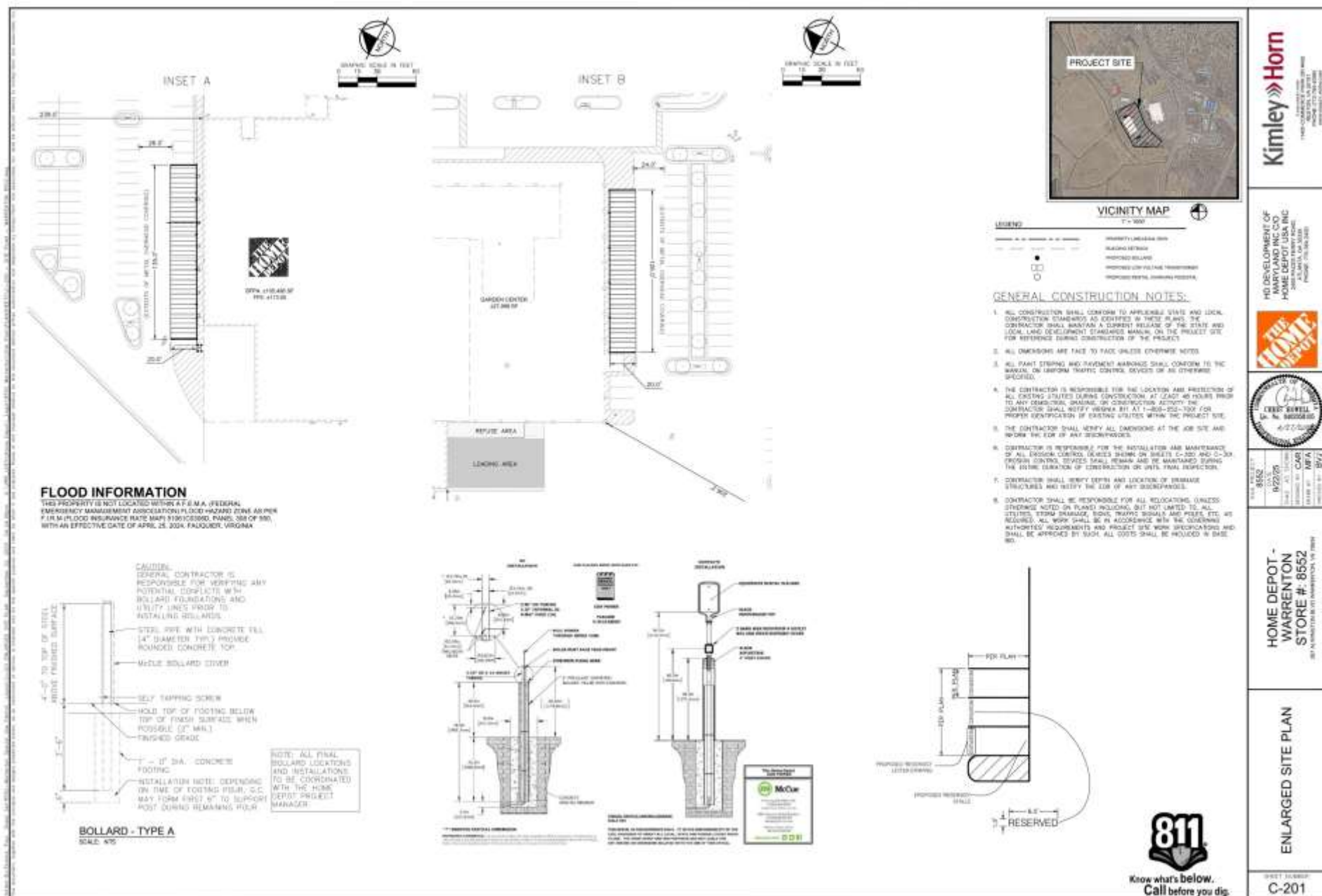


HOME DEPOT RENTAL
EQUIPMENT AND
OUTDDOR STORAGE
SUP 2025-2

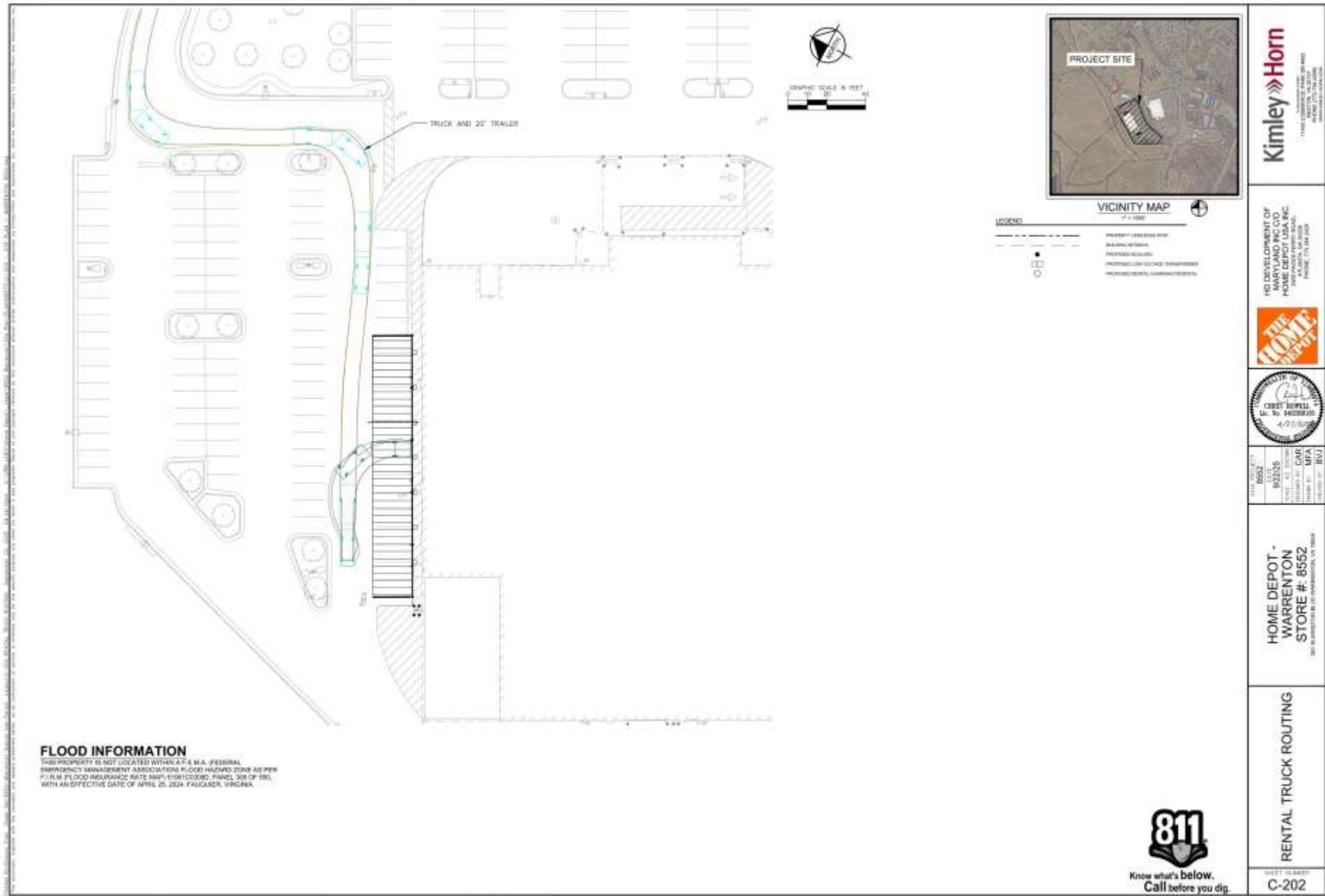
267 Alwington Blvd,
Warrenton, VA 20186

The proposed rental equipment and outdoor storage uses are compatible ancillary uses to the primary use of the existing Home Depot store within the commercial zoning district. There are no anticipated environmental impacts within the proposed uses. The use is low intensity, with an anticipated four daily trips to the store, so it will have limited to no impact to the adjacent community. It will serve as a benefit to the local community as it will serve them the ability to rent equipment that they would not normally have readily available to them to complete home improvement jobs. The equipment will be available to the community members to rent as well as local contractors. The rental equipment and rental trucks will reside in a proposed 2,700 square foot area that will take up 15 existing parking stalls on the north side of the building. The outdoor storage on the south side of the building will be in a 2,520 square foot area that uses 14 existing parking stalls. The hours of operation will be during the standard operations of the Home Depot store and all transactions related to the rental equipment will happen within the store. The project will utilize existing property access and lighting.





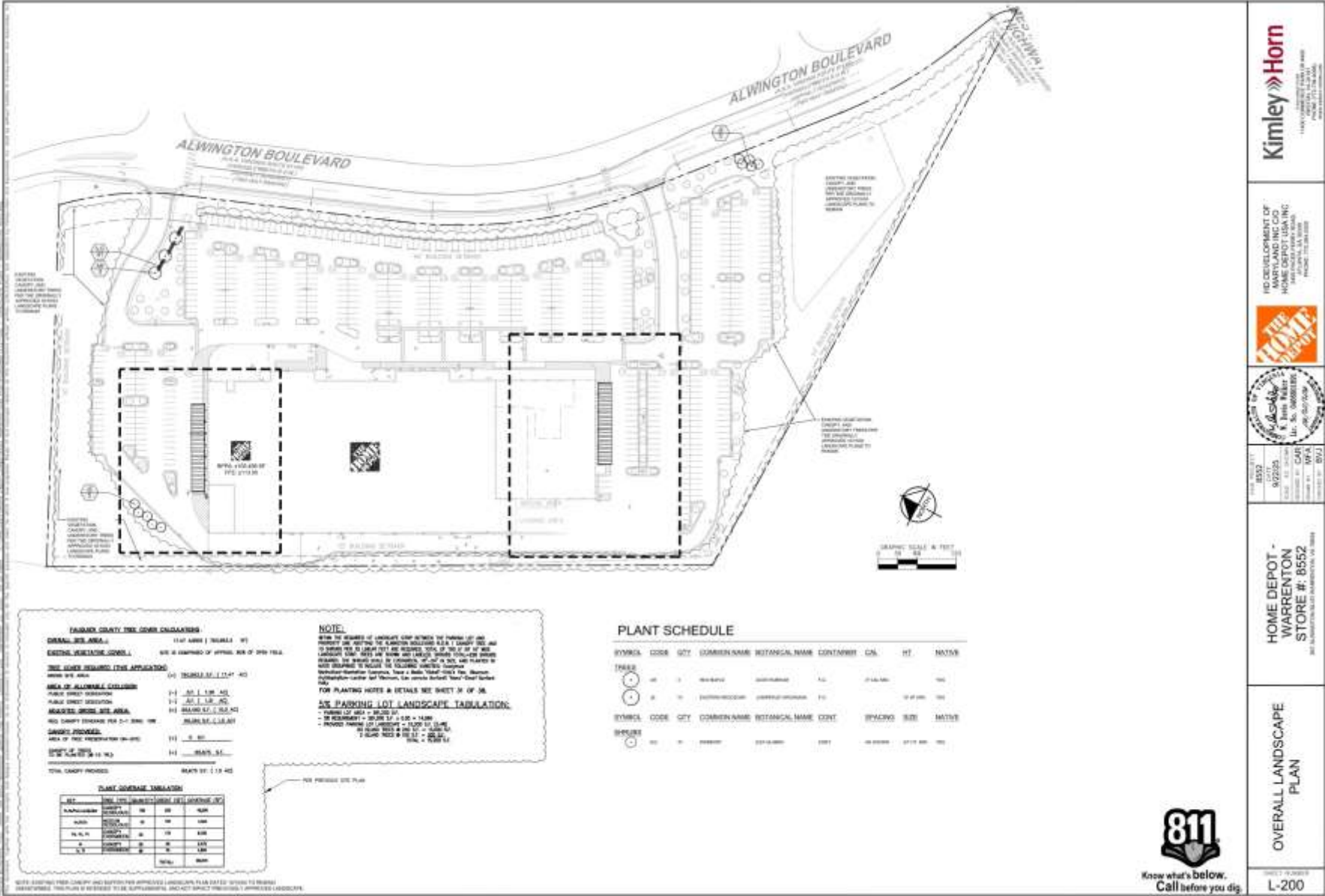
RENTAL TRUCK
ROUTING



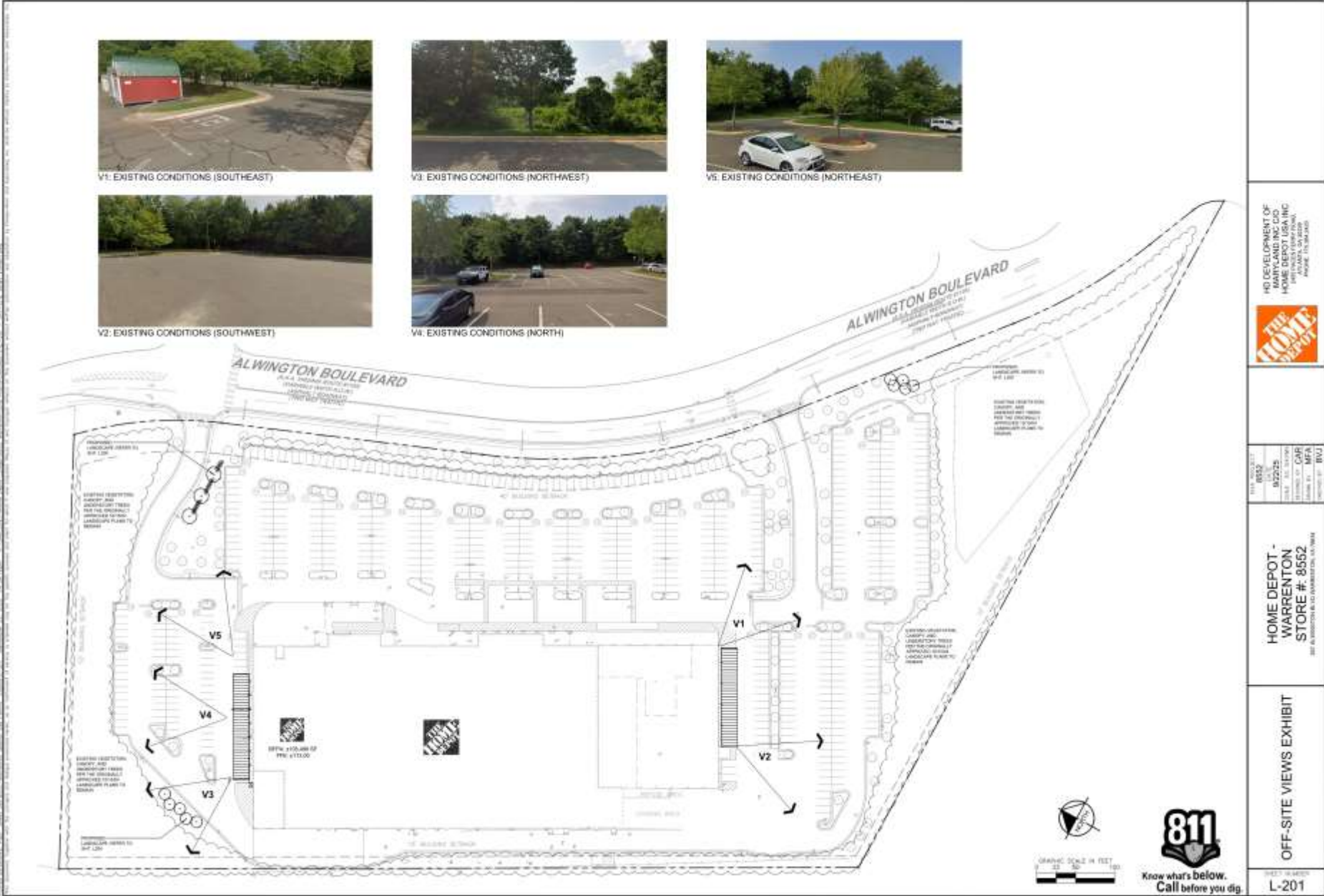
Item 2.

Item 2.





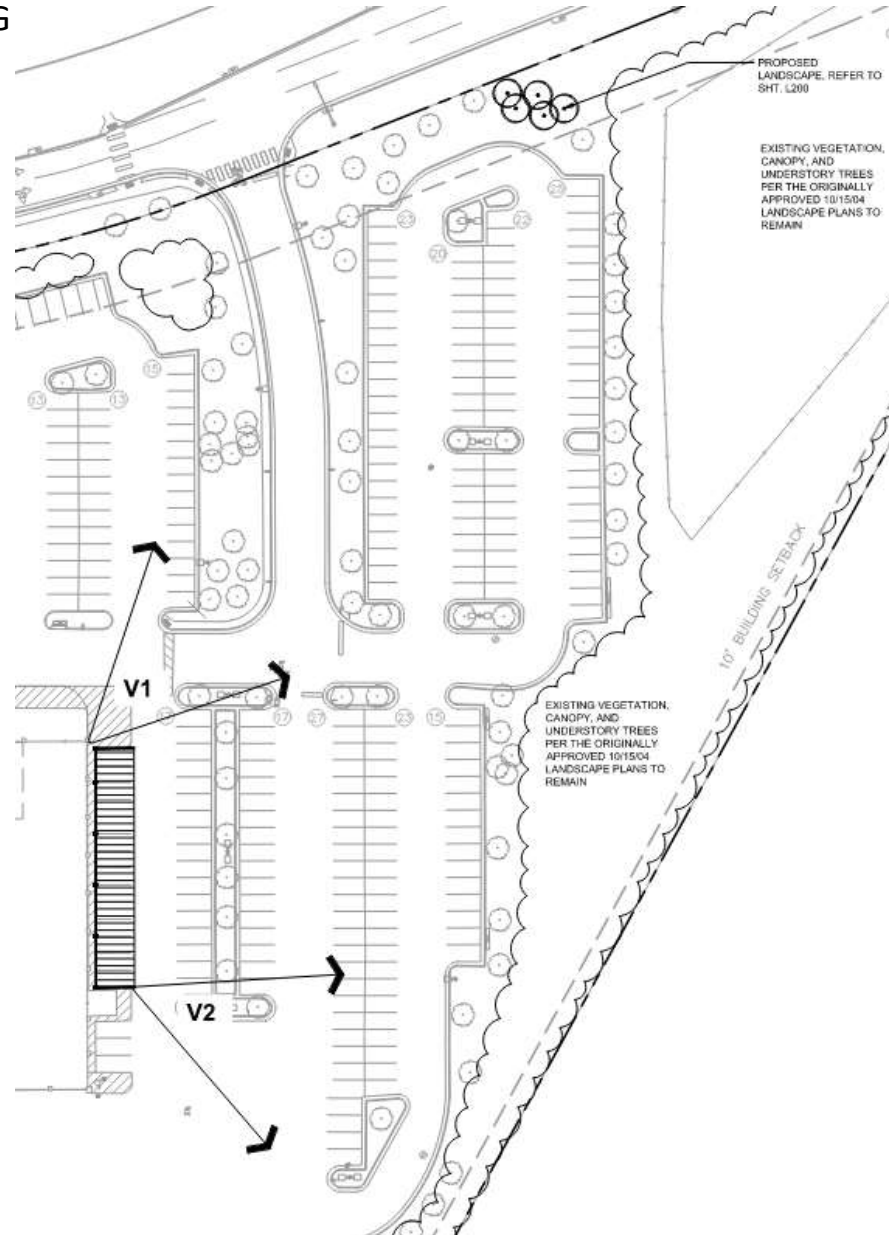
EXISTING
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BUFFERING FROM
OFFSITE VIEWS
WITH PROPOSED
LANDSCAPING
REFERENCED ON
THE PLAN



Item 2.

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Item 2.



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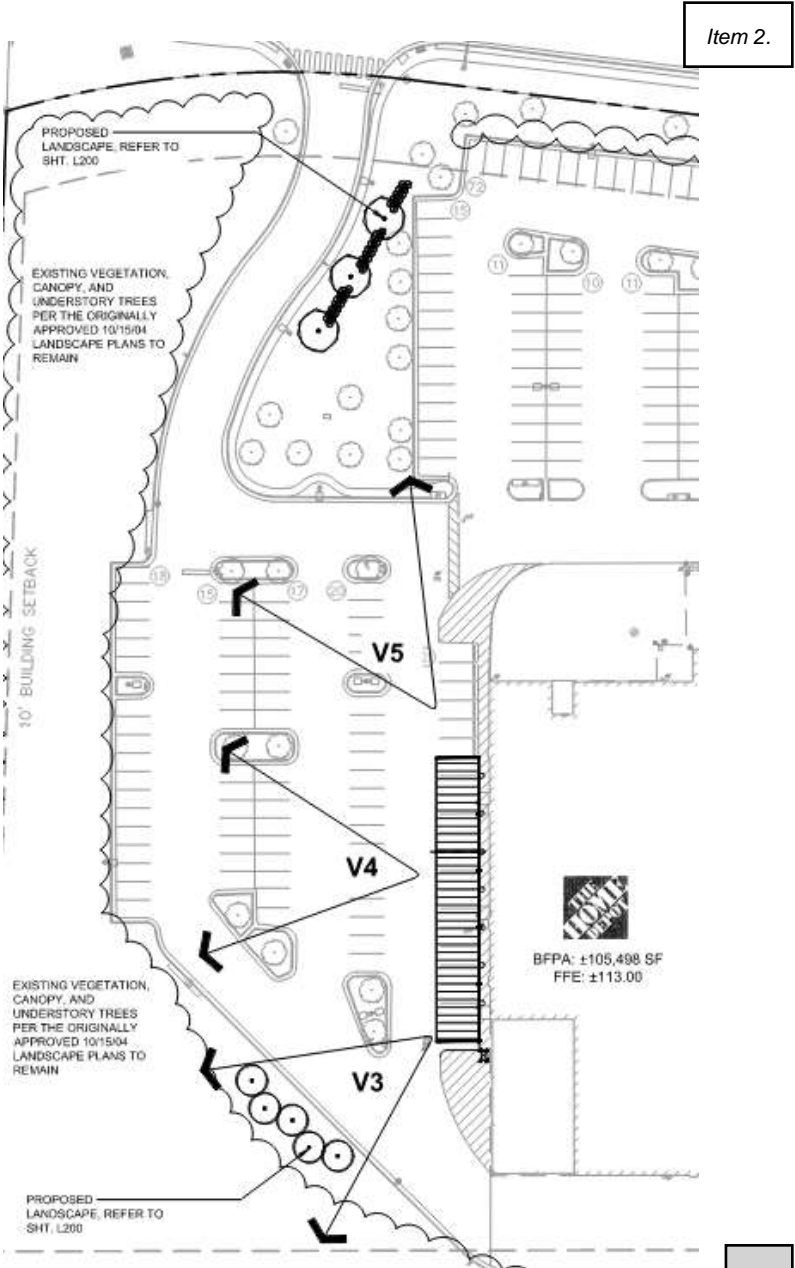
V3: EXISTING CONDITIONS (NORTHWEST)



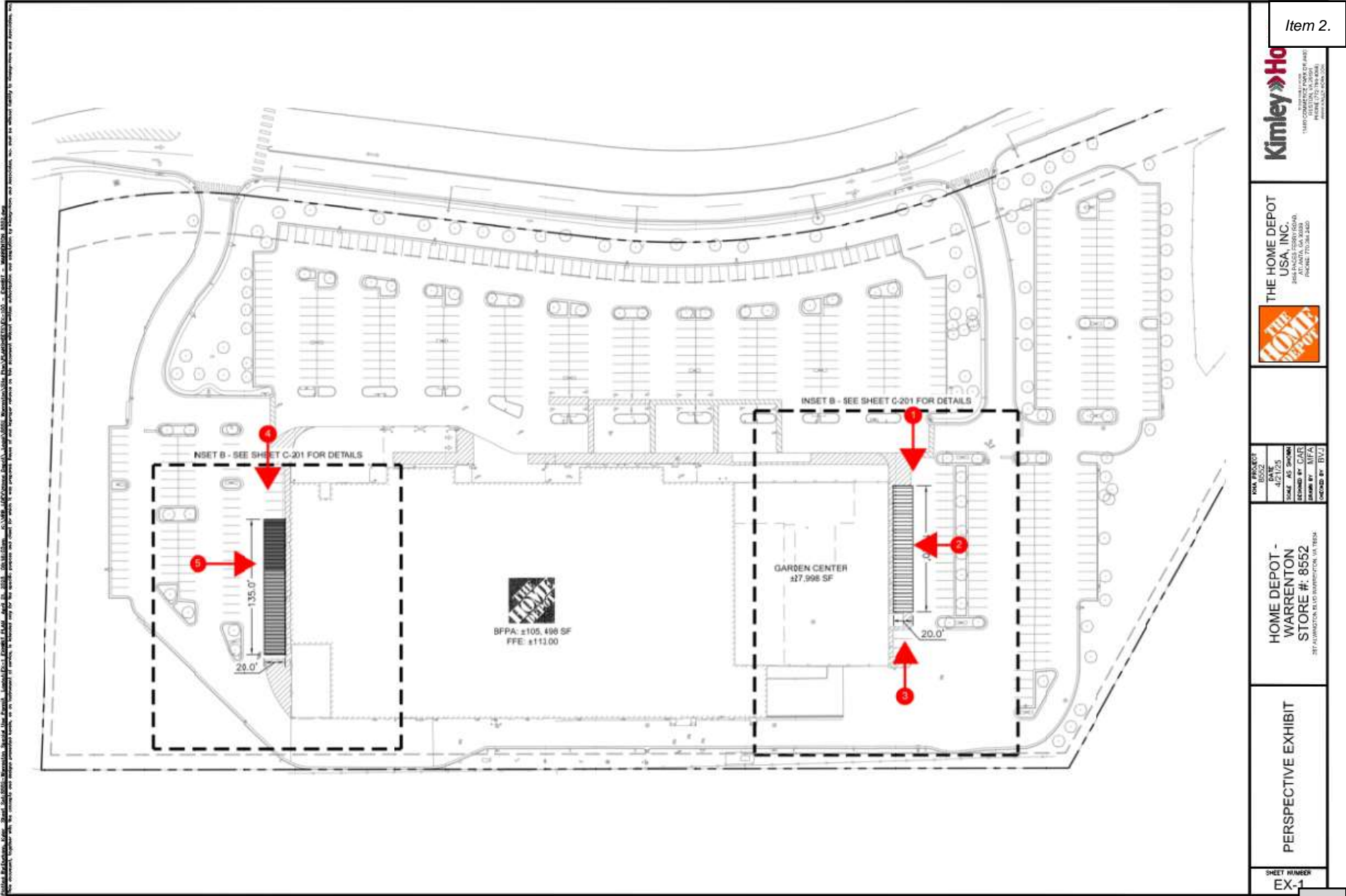
V5: EXISTING CONDITIONS (NORTHEAST)



V4: EXISTING CONDITIONS (NORTH)

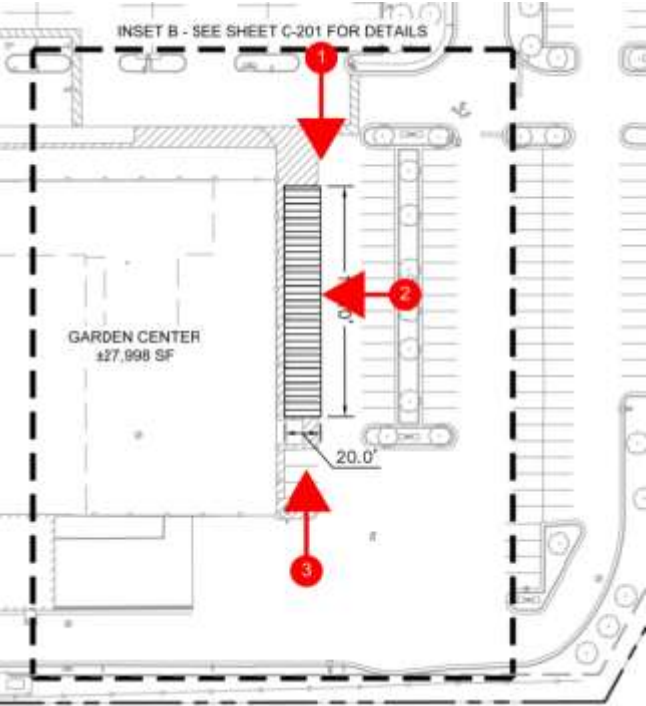


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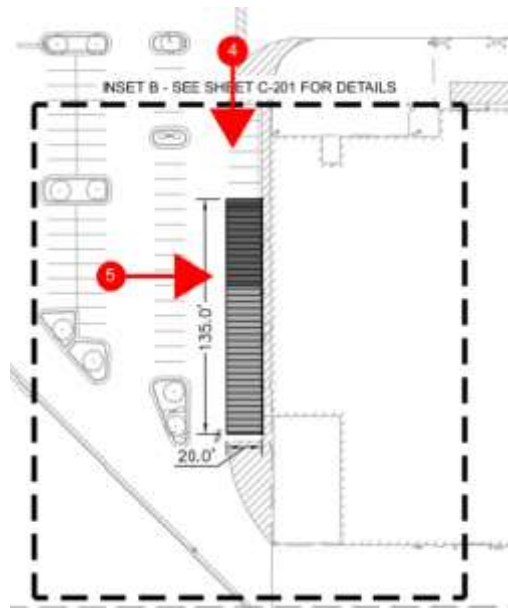


AFTER



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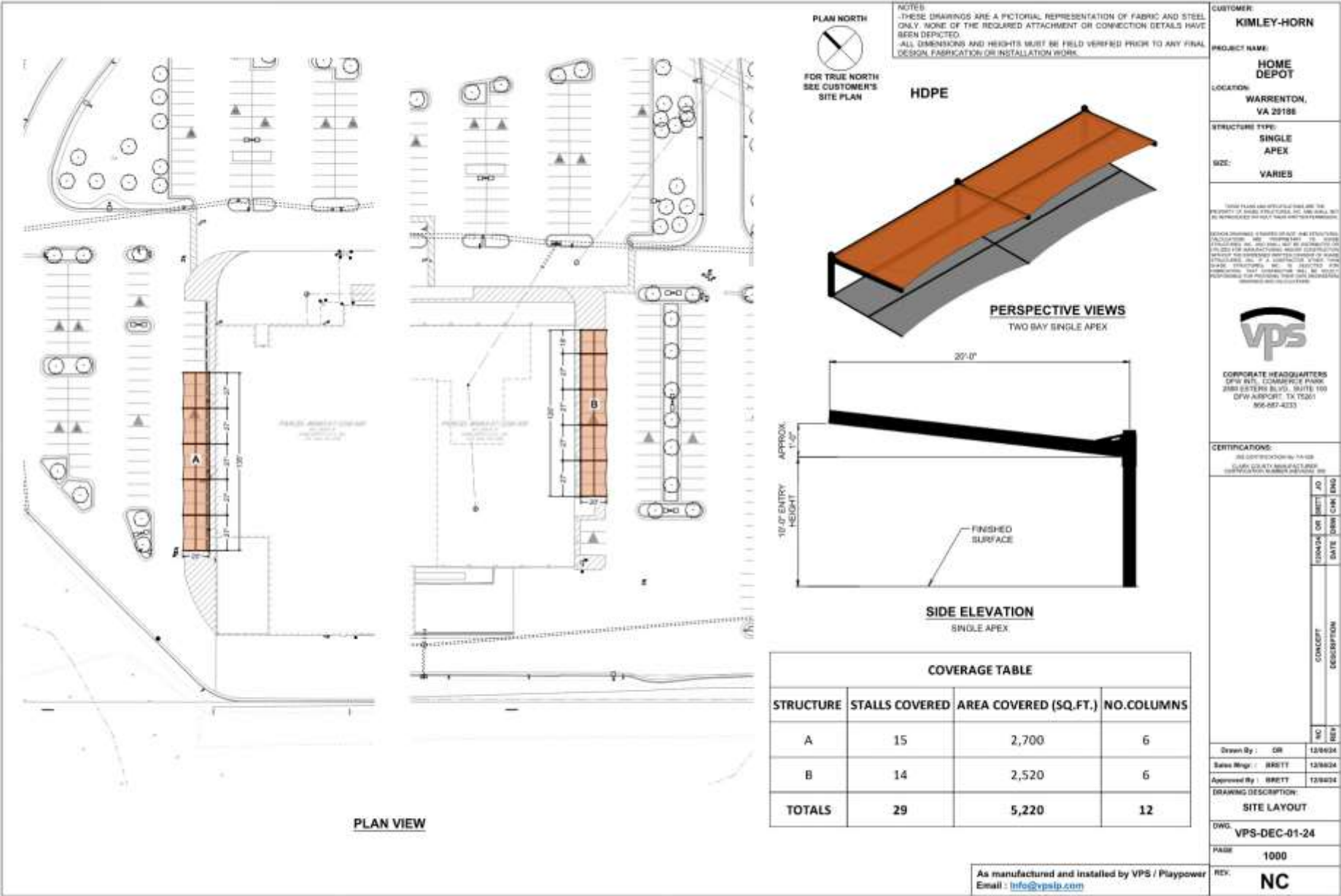
BEFORE



AFTER



Overhead Cantilevered
Canopy Structure



Item 2.



STAFF REPORT

Planning Commission Meeting Date:	October 21, 2025
Agenda Title:	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 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Public Meeting
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

October 21, 2025 Update & Addendum to the September 16, 2025 Staff Report

During the Planning Commission’s September 16, 2025 meeting, Commissioners voted to close the public hearing, and to defer action on the requested exception, leaving open the opportunity for interested citizens to provide comments in written format prior to the next meeting date. As advised by the Town Attorney, legal notification and adjacent property owner notifications were issued for this agenda item in accordance with State Code and Zoning Ordinance requirements, as the Planning Commission may choose to make a final recommendation during the October 21, 2025 public meeting.

During the September meeting, the Commission requested that the Applicant provide more information on the following topics:

- The Commissioners questioned potential traffic impacts on the Monroe Estates subdivision, with additional vehicles moving through the Monroe Estates streets from either the Daniels Property or Warrenton Crossing, once these subdivisions are developed with homes. The Commissioners requested that the Applicant provide more information and/or analysis of what potential traffic increases could be expected in Monroe Estates once the street connection is made to Monroe Estates via Madison Lane.
- The Commissioners discussed whether it would be possible to restrict the southern connection to the Monroe Estates subdivision via Madison Lane to an emergency services and pedestrian access only. The Commissioners asked for the Applicant to provide a drawing or other schematic to show what an emergency-only access would look like.
- Following public comments, the Commission discussed vehicle speeds. Per citizen testimony, the Monroe Estates subdivision residents appealed to the Town and had the posted speed limit within the subdivision dropped to 15 MPH from the standard 25 MPH. The Commissioners asked whether this speed reduction could also be accommodated by the Daniels Property should the full-use interparcel connection be made with Monroe Estates via Madison Lane.

- The Commission discussed stormwater management and drainage, prompted by citizen concerns that the proposed Daniels Property development may increase stormwater flows into the Monroe Estates subdivision drainage and stormwater management system. The Commissioners requested confirmation that the proposed development would not impose increased stormwater flows into the Monroe Estates subdivision drainage system, that are in excess of the carrying capacity of the existing system.
- The Commission questioned how the Daniels Property development as well as Warrenton Crossing may impact Old Meetze Road and Falmouth Street. The Commissioners requested additional information/plan information on the existing and proposed conditions of Old Meetze Road and Falmouth Street at the new John Williams Way intersection. The Commissioners expressed interest on how that new intersection would function with additional traffic from the Daniels Property, as well as what improvements would be made to the existing streets at this intersection as a part of the Warrenton Crossing subdivision construction.

Since the September meeting, the Applicant has provided a Memo dated September 25, 2025 with responses to the Commission’s request for additional information, as well as a copy of Sheet 8 of 24 of an unsubmitted subdivision construction plan depicting the layout of drainage and stormwater management facilities. The memo and plan sheet provided by the Applicant has been included with this staff report as Attachment A.

In response to the discussion held during the September 16, 2025, Planning Commission public hearing, a revised Resolution to recommend approval has been created to capture the proposed change to the Madison Lane connection within the Monroe Estates subdivision. As discussed by citizens and Commissioners, a revised Resolution has been prepared to require that the southern connection to Madison Lane be restricted to emergency services access only; this revised condition is listed in Attachment C – Resolution to Recommend Approval – **OPTION B**.

ATTACHMENTS

- Attachment A – Applicant Response Materials
- Attachment B – Resolution to Recommend Approval – OPTION A
- Attachment C – Resolution to Recommend Approval – **OPTION B**
- Attachment D – Resolution to Recommend Denial



TO: Town of Warrenton, Community Development

FROM: Jim Madison, P.E.

DATE: September 25, 2025

RE: Warrenton Crossing II
Cul-de-sac Waiver Narrative
LDC Project #24079-1-1

The following memo summarizes points of discussion from the September 16, 2025, Planning Commission Hearing as presented by the Town of Warrenton Zoning Administrator. Responses are provided after each point of discussion.

- There was discussion about potential traffic impacts on the Monroe Estates subdivision, with additional vehicles moving through the Monroe Estates streets from either the Daniels Property or Warrenton Crossing, once these subdivisions are developed with homes. The Commissioners would like more information and/or analysis of what potential traffic increases could be expected in Monroe Estates once the street connection is made to Monroe Estates via Madison Lane.

Response: The approved Warrenton Crossing development includes direct road connections to East Lee Street and Falmouth Street. These streets provide the primary access to and from the Warrenton Crossing and Warrenton Crossing II (The Daniels Property) developments. The most direct access to and from Warrenton Crossing II is through Warrenton Crossing. Monroe Estates is south of these developments and south of all external points of access. New residents will have no incentive to drive through Monroe Estates unless they are visiting a neighbor.

- There was discussion about restricting the southern connection to the Monroe Estates subdivision via Madison Lane to an emergency services and pedestrian access only. The Commissioners asked for a drawing or other schematic to show what an emergency-only access would look like. Please be aware that I did discuss this with Town Public Works staff, who stated that their preferred restricted access design would be via pavers or grass-crete, and not a paved/gated access. For more information on this, you may want to reach out to Michael Wharton at mwharton@warrentonva.gov.

Response: Madison Lane has been constructed near the property line shared with Warrenton Crossing II. An emergency only access is possible and would likely consist of a 25' length of pavers or grass-crete constructed within Warrenton Crossing II. A sidewalk could be constructed for pedestrian access. Maintenance of an emergency access is an important point of consideration. Maintenance would be the responsibility of the Town or the Homeowners' Association. Snow removal would need to be addressed, as would general vegetation control and repair. Monroe Estates was required to include the stub-out as part of interconnectivity standards and Warrenton Crossing was aligned to match it. The emergency access would prevent Monroe Estates residents from using an alternative route to East Lee Street on a daily basis unless they choose to drive over the pavers.

- There was discussion on vehicle speeds – Monroe Estates appealed to the Town and had the posted speed limit within the subdivision dropped to 15 MPH from the standard 25 MPH. There was a question on whether this could also be accommodated by the Daniels Property should the full-use interparcel connection be made with Monroe Estates via Madison Lane.

Response: A reduction in speed limit is a decision to be made by the Town.

- There was discussion on stormwater management and drainage, with concerns that the proposed Daniels Property development may increase stormwater flows into the Monroe Estates subdivision drainage and stormwater management system. While not specifically requested, if you have additional information on how stormwater runoff will be directed, this may be helpful to answer citizen concerns.

Response: The Warrenton Crossing II subdivision plan includes a complete stormwater management analysis and design in accordance with State and local requirements. Stormwater drainage from the property is analyzed in every direction, including the southeast toward Monroe Estates. Storm sewer inlets will be constructed to intercept drainage before any increase in runoff leaves the property. Drainage will be collected and routed to a stormwater pond where it will be slowly released to the storm sewer within the Warrenton Crossing subdivision. An overall plan is attached to depict the storm drainage system and proposed pond.

- There was discussion on how the Daniels Property development as well as Warrenton Crossing may impact Old Meetze Road and Falmouth Street. The Commissioners requested additional information/plan information on the existing and proposed conditions of Old Meetze Road and Falmouth Street at the new John Williams Way intersection. There was interest on how that new intersection would function with additional traffic from the Daniels Property, as well as what improvements would be made to the existing streets at this intersection.

Response: Warrenton Crossing was approved for 135 units. Monroe Estates is 47 units. Warrenton Crossing II proposes a maximum of 8 units, which is only a 4% addition to these two developments. The total number of users of Old Meetze Road and Falmouth Street is much greater. Any transportation improvements necessitated by developments discussed herein will be provided with the approved Warrenton Crossing subdivision.



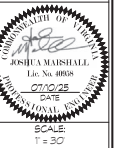
SITE PLAN

WARRENTON CROSSING II

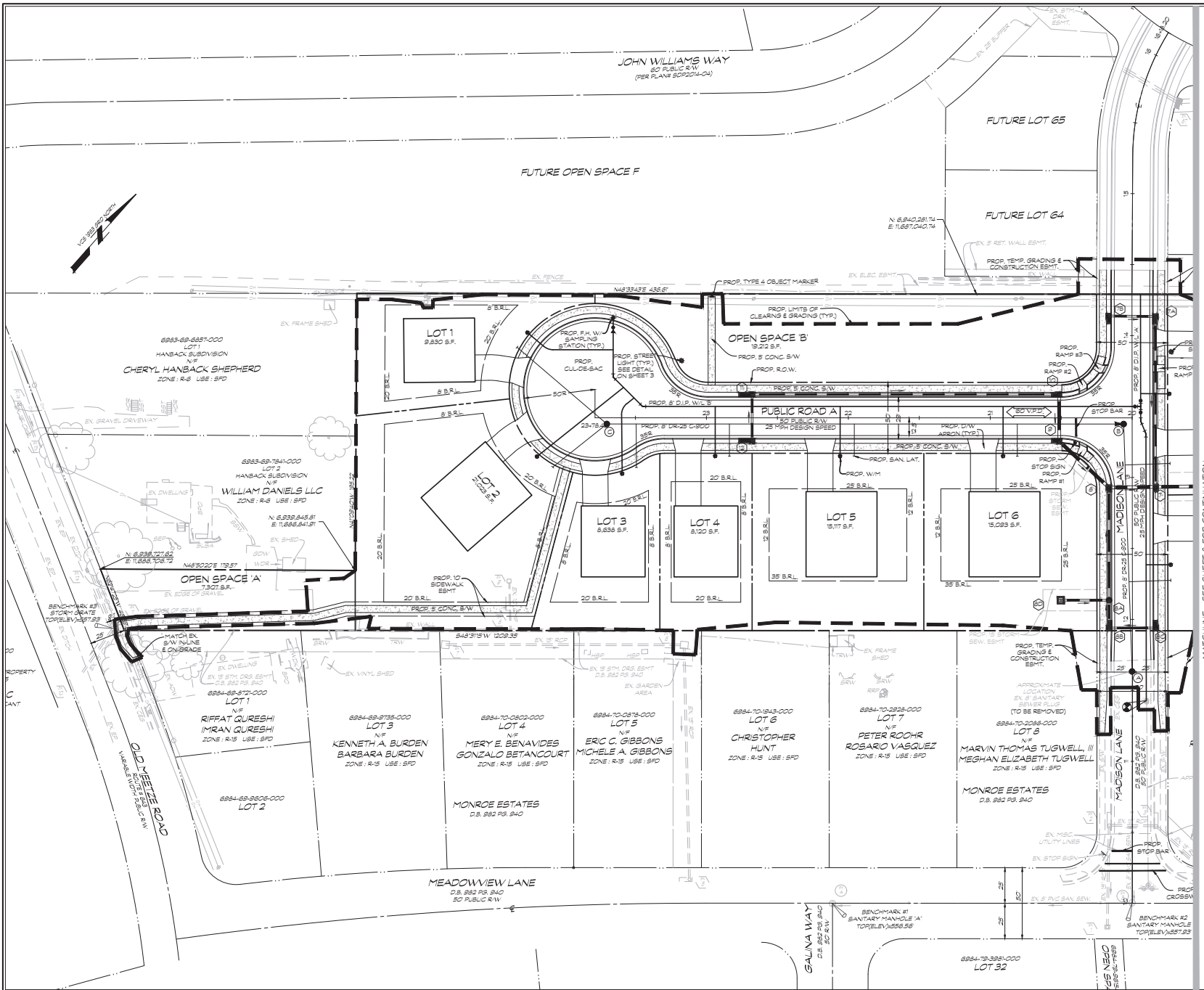
TOWN OF WARRENTON, WASH.
WAC 2

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I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SHEET: 7 OF 24
DATE: JULY 2025
DRAFT: 25/25
CHECK: LOK/WM
FILE NUMBER: 24075-11



LEGEND

- PROPOSED SANITARY SEWER STRUCTURE LABEL
- PROPOSED STORM SEWER STRUCTURE LABEL
- PROPOSED STREET LIGHT

GRAPHICAL SCALE

1" = 30'

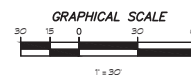
MATCHLINE - SEE SHEET 6 FOR CONTINUATION

[illegible]

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SHEET: 8	
OF 24	
DATE: JULY 2025	
DRAFT: ZG/SB	CHECK: JCM/JN
FILE NUMBER: 24078-1-1	



October 21, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND APPROVAL OF 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

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission finds that per Ordinance Section 2.7 that there is an unusual situation and that strict adherence to Section 4.2.10 of the Ordinance would result in substantial injustice or hardship, and that the granting of this exception is consistent with the intent of the Ordinance and would still preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends approval of the requested exception to Ordinance Section 4.2.10, subject to the following recommended Conditions of Approval:

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48° 31' 15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

October 21, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND APPROVAL OF 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

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WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission finds that per Ordinance Section 2.7 that there is an unusual situation and that strict adherence to Section 4.2.10 of the Ordinance would result in substantial injustice or hardship, and that the granting of this exception is consistent with the intent of the Ordinance and would still preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends approval of the requested exception to Ordinance Section 4.2.10, subject to the following recommended Conditions of Approval:

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. The southern connection to the existing Madison Lane shall be limited to an emergency-services access only connection, and shall be designed as a part of the required Site Development Plan to meet the standards and specifications of the Town of Warrenton Public Works Department.
4. A sidewalk shall be provided from the terminal cul-de-sac on “Public Road A” to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property’s Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property’s Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48° 31’15”W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, “for sale” signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

October 21, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND DENIAL OF 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

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission does not find that there is an unusual situation, nor that strict adherence to the prohibition against dead-end (cul-de-sac) streets would result in substantial injustice or hardship, as required by Ordinance Section 2.7, and furthermore that the granting of the requested exception is not consistent with the intent of the Ordinance and would not preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends denial of the requested exception to Ordinance Section 4.2.10.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder



STAFF REPORT

Planning Commission Meeting Date:	September 16, 2025
Agenda Title:	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 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

The Daniels Property, located at 545 Old Meetze Road, is the subject of a proposed eight-lot residential subdivision, located between the Warrenton Crossing subdivision to the north, currently under construction, and the existing Monroe Estates subdivision to the south. The developer is seeking an exception from Subdivision Ordinance street standards to allow for a dead-end cul-de-sac roadway in place of a through-connection to Old Meetze Road.

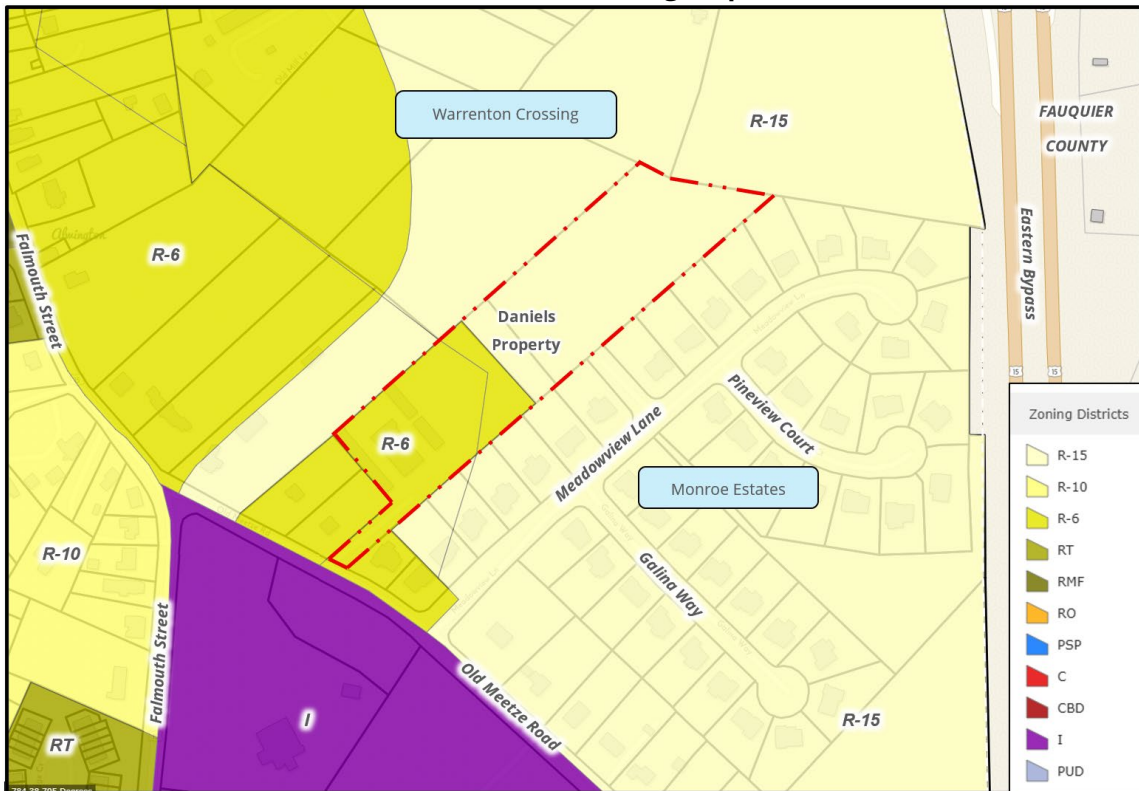
Subdivision Ordinance Section 4.2 *Streets*, subsection 4.2.10, prohibits dead-end (cul-de-sac) streets, unless approved by variation or exception as authorized by Section 2.7 *Variations and Exceptions*. The developer proposes to connect the eight-lot subdivision to existing and proposed stub streets, so as to avoid an additional intersection on Old Meetze Road in close proximity to existing single-family homes. The application materials, to include the Applicant's statement of justification, is included with this staff report as [Attachment A](#).

Per Section 2.7 *Variations and Exceptions*, approval for a dead-end cul-de-sac street can be authorized by Town Council only after a public hearing and recommendation from the Planning Commission. Such a request must follow the process set forth in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*.

BACKGROUND

The subject property, consisting of three separate parcels - PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, is located at 545 Old Meetze Road. The property totals approximately 5.34 acres, split-zoned to the R-6 and R-15 Residential districts. The property is currently owned by William Daniels LLC, as recorded in Deed Book 860 Page 501, deed included with this staff report as [Attachment B](#).

Location and Zoning Map



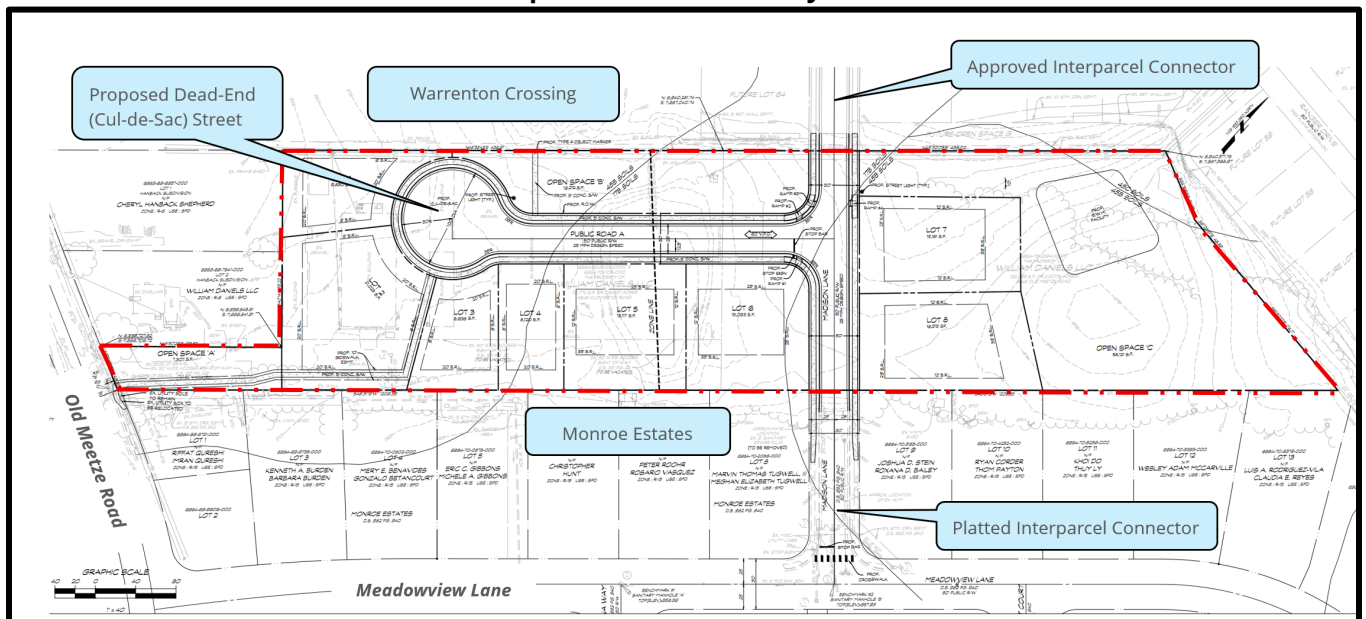
The eastern half of the property is vacant, existing as undeveloped land covered by a mixture of trees and grass; the western half of the property is improved with several non-residential buildings that have historically been used as a workshop (Old Town Woodwork, Inc.). Adjacent properties to the north and west are part of the Warrenton Crossing residential subdivision, a 135-lot single-family detached development that is currently under construction, as approved with Site Development Plan SDP-2014-04 and Land Disturbance Permit LDP-24-7. Adjacent properties to the south and east are part of the Monroe Estates subdivision, a 47-lot residential subdivision developed with single-family detached homes, accessed off of Old Meetze Road via Meadowview Lane. Two adjoining parcels are located between the subject property and Old Meetze Road that are not part of a recorded subdivision, consisting of PIN 6983-69-7841-000 (William Daniels, LLC; 539 Old Meetze Road) and PIN 6983-69-6857-000 (Shepherd; 527 Old Meetze Road). These two adjoining parcels consist of approximately one-half acre in size each, zoned to the R-6 Residential district, and both are improved with single-family detached dwellings.

The Applicant, Mr. Marcus Simes of Tricord, Inc., proposes to develop the property with eight residential lots improved with single family detached homes, open space and stormwater management parcels, and public roadways. The development layout plan is included with this staff report as Attachment C, with a reduced excerpt from the plan sheet included as a part of this staff report below.

Existing Conditions Map - Eagleview Aerial Imagery - February 23, 2025



Proposed Subdivision Layout



STAFF ANALYSIS

Subdivision Ordinance Section 2.7 *Variations and Exceptions* allows Town Council to grant variations or exceptions to the specific regulations of the Subdivision Ordinance in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as allowed by Section 15.2-2242(1) of the Code of Virginia. Subdivision Ordinance subsection 2.7.1 states:

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

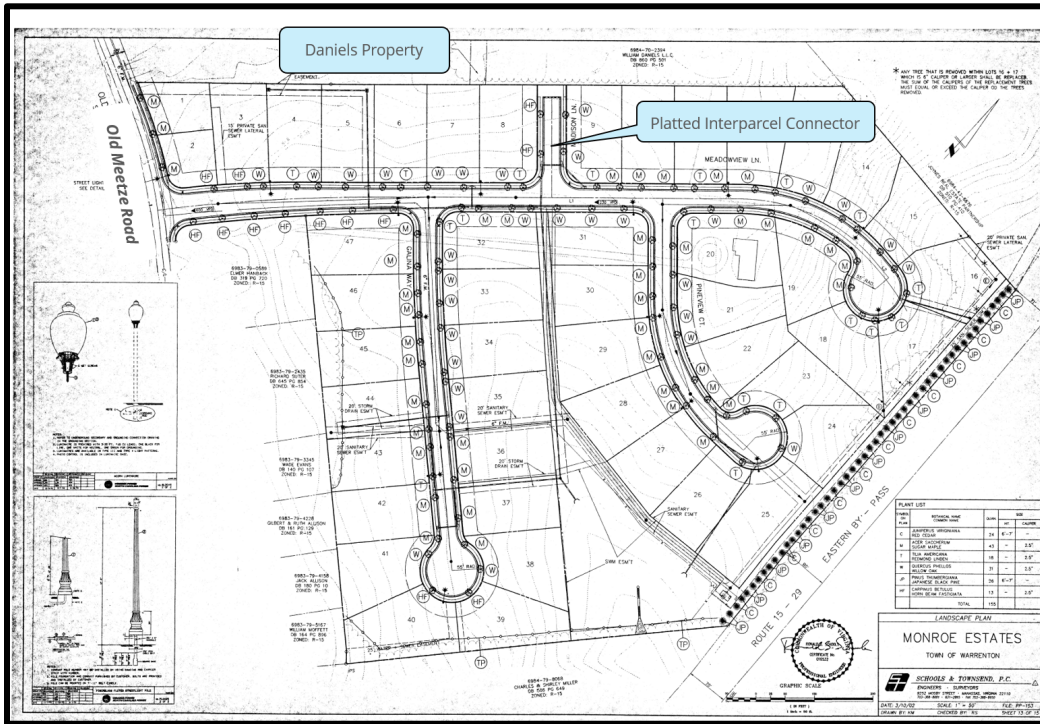
The Subdivision Ordinance, Section 4.2 *Streets*, lists twelve standards for the design of proposed subdivision streets that includes standards for street access, connection, intersection design, width and naming conventions; Section 4.2, with all twelve street standards, is included with the staff report as [Attachment D](#). The Applicant is requesting an exception to subsection 4.2.10, that prohibits dead-end (cul-de-sac) streets; Section 4.2.10 states:

Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead-end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.

The Applicant proposes to meet eleven of the twelve design standards for the internal streets that will serve the proposed eight-lot subdivision – with the sole exception of standard 10 that prohibits dead-end cul-de-sac streets. The Applicant proposes to provide access to the eight new subdivision lots by connecting the existing roadway stub-out off of Meadowview Lane within the Monroe Estates subdivision to the approved roadway stub-out located within the Warrenton Crossing subdivision, creating a through-street connector.

Providing for interparcel connection, and connecting to planned street extensions, is a requirement for street design as regulated by the Subdivision Ordinance, the Town Public Facilities Manual, and VDOT Secondary Street Acceptance Requirements (2011). Both the existing street stub-out within the Monroe Estates Subdivision and the approved street stub-out within the Warrenton Crossing subdivision were designed and platted for future extension so as to create a network of interparcel connections that allow residents multiple avenues for vehicular and pedestrian movement between residential neighborhoods, that avoid main thoroughfares and disperse traffic so as to help mitigate potential congestion along arterial roadways.

Monroe Estates – Excerpt from Approved Site Plan (SDP 2001-08)



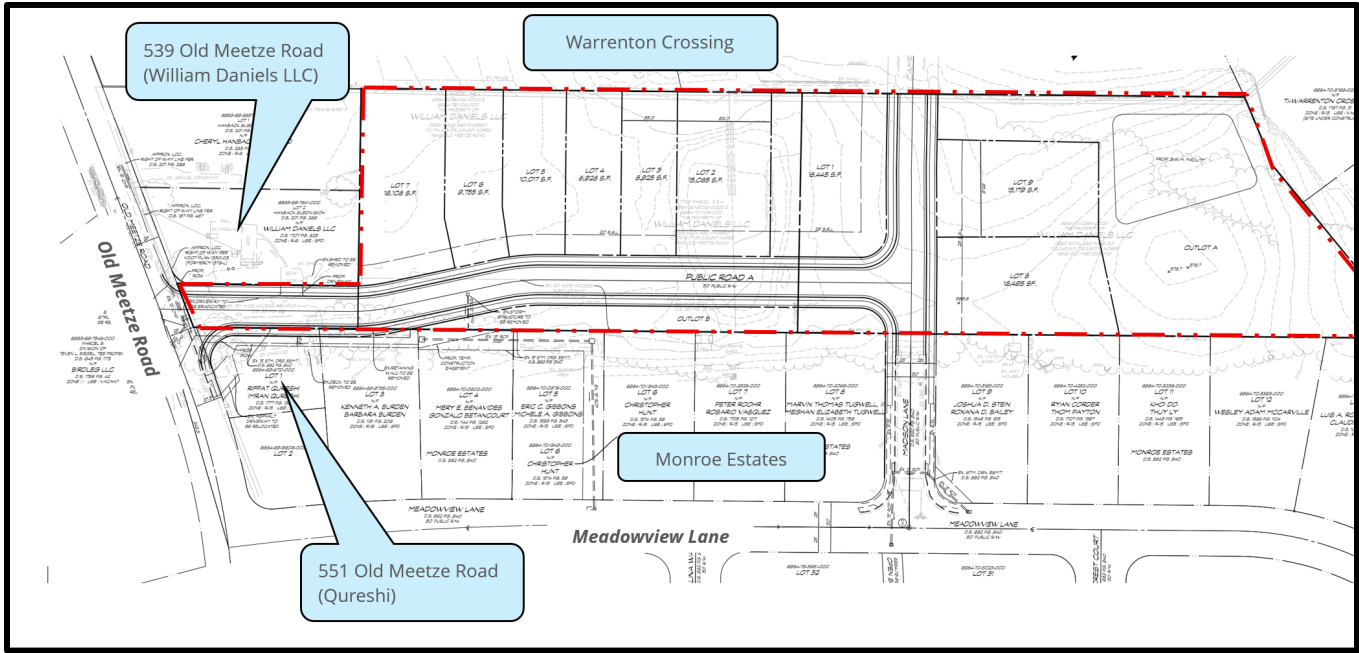
Warrenton Crossing - Excerpts from Approved Site Plan (SDP 2014-04)



The Applicant considered an alternative lot arrangement with a through-street connection to Old Meetze Road, that would avoid having a cul-de-sac street and negate the need for the requested exception for a dead-end street. The alternative lot layout would allow for one additional residential lot to be achieved (nine lots instead of eight) but would place a new public roadway adjacent to two existing single-family homes, specifically 539 Old Meetze Road (PIN 6983-69-7841-000, William Daniels LLC) and 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi).

Two existing homes are located approximately 30 feet (William Daniels LLC) and 10 feet (Riffat & Imran Qureshi) from what would become a public right-of-way if the subject property is developed with the through-street connection to Old Meetze Road. An excerpt of this alternative layout is provided below. Staff notes that this alternative layout would include use of an existing ingress-egress easement that is located along the side of 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi) and along the rear of 106 Meadowview Lane (PIN 6983-69-9735-000, Kenneth & Barbara Burden), for required sidewalk, curb and gutter improvements associated with the through-street development option. Staff notes that the plans submitted by the Applicant show that there are existing improvements on both the William Daniels LLC and Qureshi properties that would have to be demolished and removed for roadway construction, as these improvements appear to encroach onto the subject property.

Excerpt from Alternative Subdivision Layout - Through-Street Connection to Old Meetze Road



The Applicant states that the requested exception to allow for a dead-end street will avoid potential negative impacts on these adjacent lot owners, as with a cul-de-sac layout no through-traffic will be directed next to these two existing homes. To mitigate the loss of the direct connection to Old Meetze Road, the Applicant proposes to provide a sidewalk connection from the terminal cul-de-sac to Old Meetze Road for use by pedestrians. This sidewalk will connect to the existing sidewalk section that runs along Old Meetze Road in front of the Monroe Estates subdivision. Additionally, the proposed cul-de-sac layout will allow for a dedicated open space area between the two existing homes that front Old Meetze Road (William Daniels LLC and Qureshi).

Of particular concern to staff, should the subject property be developed with the through-street connector to Old Meetze Road, is that this new right-of-way connection to Old Meetze Road would place a secondary front yard setback along what are now the side lot lines of both the William Daniels LLC and Qureshi properties. Per Zoning Ordinance Section 3-4.3.4 *Lot and Yard Regulations*, the existing side-yard setback for both of these properties is currently eight (8) feet; per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10, a secondary front yard setback would be 14 feet, consisting of a six-foot increase in the minimum yard area. Imposition of a secondary front yard along what is now a side yard would result in a portion of the existing home on the Qureshi property being located within the secondary front yard area, which would restrict future improvements on this property, and may result in the existing home becoming a non-conforming structure as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*. Additionally, imposing a secondary front yard setback along what is now a side yard for the William Daniels LLC property would render the existing shed as a non-compliant structure, and would restrict what improvements and structures the current or future property owner could place within this secondary front yard area, such as sheds, fences and other accessory structures.

STAFF RECOMMENDATION

Staff requests that the Planning Commission hold a public hearing. The Planning Commission may choose to make a recommendation of approval or denial for the requested exception, or may defer action and hold a second public hearing should the Commission require additional information. Staff has prepared form resolutions of both approval and denial for the Commission's consideration.

Staff recommends that the Planning Commission approve the requested exception to Subdivision Ordinance Section 4.2.10 for the following reasons:

1. The proposed subdivision is a by-right division except for the request to allow a dead-end (cul-de-sac) street, where the proposed cul-de-sac will prevent the imposition of additional setbacks on two adjoining properties that are not part of this subdivision – PIN 6983-69-7841 (William Daniels LLC, 539 Old Meetze Road) and PIN 6983-69-8721-000 (Qureshi, 551 Old Meetze Road). The imposition of new secondary front yard setbacks per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10 may restrict future improvements on these two properties, and may result in the creation of non-conforming structures per Zoning Ordinance Section 11-4.
2. The proposed cul-de-sac street meets the design requirements as listed in Subdivision Ordinance Section 4.2.10, where:
 - a. One end of the street is permanently closed;
 - b. The street does not exceed 700 feet in length; and
 - c. The terminal cul-de-sac is at least 100 feet in diameter.

While the cul-de-sac does not include a landscaped island in the center, this item is not a requirement, but rather an option.
3. The requested exception, per staff's review, appears to meet the considerations for approval as found in Subdivision Ordinance Section 2.7, where:
 - a. The subject property is somewhat unusual in that the property has limited frontage along Old Meetze Road, where this frontage is located directly between two existing, improved residential lots, and the construction of a through-street connection to Old Meetze Road could result in placing a hardship on those two existing residential lots through increased setback requirements.
 - b. From staff's perspective, allowing the requested cul-de-sac street aligns with the intent of the Ordinance to facilitate the orderly growth of the community by replicating the multiple dead-end

cul-de-sac streets that are already found within both the Warrenton Crossing and Monroe Estates subdivisions. Additionally, the proposed subdivision layout protects the public interest, health, safety, and welfare, as the proposed subdivision connects two stub streets that were planned for future extension in both the Warrenton Crossing and Monroe Estates subdivisions, providing a connection and additional access point for emergency response vehicles, where Monroe Estates in specific currently has only a single access point off of Old Meetze Road.

- c. The Applicant is requesting an exception to only one of the twelve design standards for streets listed in Subdivision Ordinance Section 4.2, which is the minimum extent necessary to accomplish the proposed subdivision layout.
- d. As a part of approval of this requested exception, conditions may be placed on the approval so as to ensure that the purpose of the affected regulation is accomplished. In accord with this consideration criteria, staff has included suggested conditions of approval, as found on the attached Resolution to recommend approval and copied below:
 1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
 2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
 3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
 4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
 5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
 6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
 7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
 8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs,

construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.

9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Service Level/Collaborative Impact

Streets:

The streets within the proposed subdivision are to be public streets, designed and built to the standards and specifications of the Public Facilities Manual. Once construction is complete, and all infrastructure is verified to meet minimum standards, the streets will be accepted into the Town maintenance system. After acceptance, standard residential services will be provided by the Public Works department such as residential trash pick-up, snow removal, and maintenance of roadway asphalt, curb, gutter and sidewalk.

Emergency Access:

The streets within the proposed subdivision will be designed and constructed to meet the minimum standards of the Fire Code, to include minimum roadway width and turn radii for emergency response vehicles. Fire lane “no parking” signage will be required along roadways and the proposed cul-de-sac as necessary to ensure that the minimum required access width for emergency vehicles is maintained, and can be enforced by the Police Department.

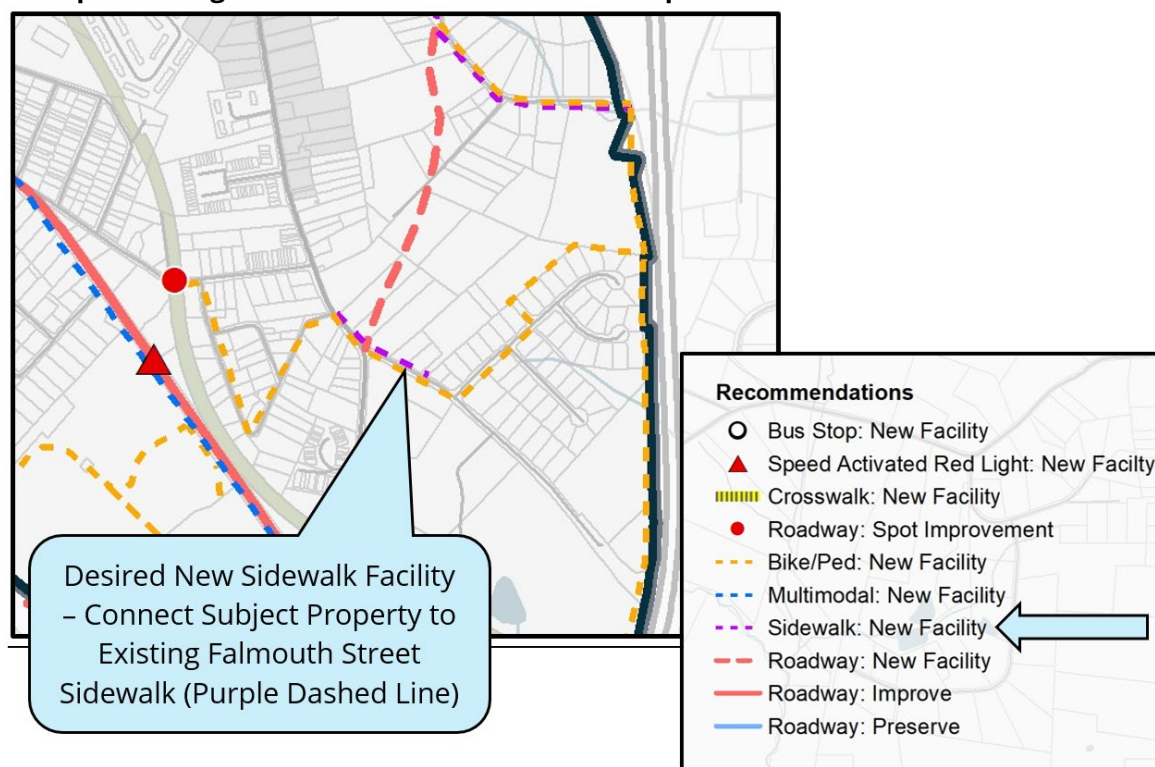
Utilities:

The subject property totals approximately 5.34 acres in size, and is split-zoned across the R-6 and R-15 zoning districts. Based off of the individual areas of the R-6 and R-15 zoning districts, the property has a maximum base density of approximately 24 lots. The proposed eight-lot layout shown with the requested dead-end street waiver is well below the maximum density that was used to calculate Town water and sewer capacity, and therefore there are no capacity issues triggered by this specific development.

Policy Direction/Warrenton Plan 2040

The comprehensive plan calls for a new sidewalk connection from the subject property, along Old Meetze Road, and extending up to existing sidewalk facilities on Falmouth Street. The desired sidewalk is shown as a purple dashed line in the Desired Outcome Map excerpt copied below. The Applicant’s provision of a sidewalk connection from the proposed terminal cul-de-sac to Old Meetze Road, and across the property’s Old Meetze Road frontage conforms to the Town’s comprehensive plan.

Excerpt From Figure 5-1: Town of Warrenton Transportation Plan - Desired Outcome Map



The comprehensive plan includes transportation goal T-4.2:

T-4.2: *Require that the proposed street system for new developments will be designed to provide a network of interconnected streets*

The subdivision layout proposed by the Applicant includes connecting two stub-streets that were intended to form a future road connection, ensuring that the proposed subdivision streets are part of a network of interconnected streets, fulfilling goal T-4.2.

Fiscal Impact

A Fiscal Impact assessment has not been completed.

Legal Impact

The subject property is located in the R-6 and R-15 Residential districts, which allows single-family detached homes as a Permitted (by-right) use per Sections 3-4.1.2 and 3-4.3.2 of the Zoning Ordinance. Except for the requested exception to allow for a dead-end (cul-de-sac) street, the development proposed by the Applicant is a by-right use of the property.

Should the requested exception for a dead-end (cul-de-sac) street be denied, the Applicant will develop the property with a through-street connection to Old Meetze Road. This new right-of-way area will transform what is now a side yard into a secondary front yard for two existing residential lots, and may result in existing structures becoming non-conforming to existing setback regulations as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*.

During the August 19, 2025 work session, the Planning Commission members requested legal clarification on the question of hardship, and whether the Commission could consider potential hardships on adjoining properties that are not part of the proposed subdivision development. As discussed by Mr. Patrick Corrish, Associate Town Attorney, the Commission may consider the imposition of additional setbacks on neighboring properties as a hardship should the Commission *not* recommend approval of the requested dead-end-street exception, and a through-street connection is constructed to Old Meetze Road.

During the August work session, Commission members requested clarification on whether neighboring property owners would be notified of the proposed development and public hearing. So as to conform to the notification requirements of Zoning Ordinance Sections 11-3.2.1 *Advertisement and Notice is Required* and 11-3.2.2 *Notice by Town*, notice of the September 16, 2025 Planning Commission public hearing for the requested Subdivision Ordinance waiver was sent via Certified Mail to the property owners of all parcels that adjoin the subject property. Additionally, notice of the public hearing was sent to the owners of all parcels within 200 feet of the subject property. A copy of the form letter, mailing list, and Certified Mail receipts are available upon request.

ATTACHMENTS

- [Attachment A](#) – Application Documents
- [Attachment B](#) – Current Deed of Title – William Daniels LLC, Deed Book 860 Page 501
- [Attachment C](#) – Proposed Subdivision Layout Plan
- [Attachment D](#) – Subdivision Ordinance Section 4.2 *Streets*



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
 WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
 (540) 347-2405

Land Development Application

Permit # _____

Type of Development [select type(s) below]

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input checked="" type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: Daniel's Property
 Property Address (if no address, give closest cross street): 545 Old Meetze Road, Warrenton, VA 20186
 Purpose of Request: Dead-end Street Waiver

Zoning District: WARD 2 R-15 Total Acres: 4.9738 Acres for Proposed Use: 4.9738

Parcel Identification Number(s): DBB60 P4501

Parcel 6984-70-2394-0000, 6984-60-9026-0000, 6984-70-1108-0000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: J. Doug Dowdy William Daniels, LLC
 Address: 545 Old Meetze Road, Warrenton, VA 20186
 Phone: 540-255-6017 Email: JDougDowdy@gmail.com

All Current Applicants (if different then owner):

Name & Company: MARCUS SIMES TR-Warrenton Crossing, LLC
 Address: P.O. Box 42150, Fredericksburg, VA 22404
 Phone: 540-848-4435 Email: MSimes@Tricordinc-VA.com

Representative (if different then owner/applicant):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: J. Doug Dowdy

Print Owner's Name: J. Doug Dowdy

Applicant's Signature & Date: M. Simes 4/30/2025

Print Applicant's Name: Marcus Simes

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
 Warrenton, VA 20188
 (540) 347-1101 x106
 Permittech@warrentonva.gov

**LAND USE APPLICATION:****AFFIDAVIT**

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, J. Doug Dowdy am the owner of the property listed below and I certify that I have granted, Marcus Simes TI-Warrenton Crossing, LLC as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

545 Old Meetze Road, Warrenton, VA 20186
 for the land use application of Dead-End Street Waiver

Signature of Property Owner: _____

Date: 4/30/2025**(FOR NOTARY USE ONLY)**

State/District of Virginia City/Town/County of Fauquier

a Notary Public in and for the aforesaid hereby certify that the following person:

J. Doug Dowdy

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): 04/30/2025

Notary Signature: _____

Registration Number: _____

811198

My Commission Expires: _____

06/30/2028



TO: Town of Warrenton, Community Development

FROM: Jim Madison, P.E.

DATE: April 30, 2025

RE: Warrenton Crossing II
Exception Petition
LDC Project #24079-1-1

The Applicant hereby requests an exception for Subdivision Ordinance Section 4.2.10. *Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn- arounds may have a landscaped island in the center.*

Warrenton Crossing II proposes the connection of two stub streets. Madison Lane to the south will be connected to Campbell Lane to the north. A single cul-de-sac street approximately 380 feet in length is proposed internally from the connecting through street. The cul-de-sac is proposed to internally access lots for a subdivision. The cul-de-sac is proposed centrally within the subject property to place proposed residential rear and side yards adjacent to the existing residential rear yards.

The nearest potential through street connection would be a connection to Old Meetze Road between two existing and occupied residential lots. The existing lot lines dictate an intersection with centerlines at a 68-degree angle. The intersection would be approximately 250 feet from the intersection of Meetze Road and Meadowview Lane and would not meet VDOT corner clearance requirements. The through street connection would require easements from and grading on the adjoining properties. Additionally, the road would run along the rear lot lines of adjoining properties and may run in part within the limits of the rear yard due within the limits of the existing 50' wide access right way DB 331 PG 22.

The proposed subdivision with cul-de-sac preserves and protects the public interest by connecting two stub streets to improve traffic patterns beyond the subject property. The proposed subdivision will preserve safety along Old Meetze Road by avoiding an additional intersection. By avoiding the additional intersection, potential points of conflict will not be added to the existing traffic patterns and lines of sight along Old Meetze Road will not be impacted.

The internal cul-de-sac street is necessary to make the connection of the external stub streets economically feasible. This creates a unique situation that necessitates an exception. The proposed subdivision must create enough lots to generate income that will offset the expense of the street connection, utility connections, and stormwater management for the property. The cul-de-sac will provide access to these essential lots.

The Applicant proposes a cul-de-sac that will meet the requirements of Subdivision Ordinance Section 4.2.10. The dead-end street will be permanently closed and comply with dimensional requirements with no additional variation requested.



July 1, 2025

Amber N. Heflin, CZA, COSS
Zoning Official
Community Development Department
Town of Warrenton
21 Main Street
Warrenton, VA 20186

Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan dated June 9, 2025 have been addressed as follows:

Amber Heflin, CZA, COSS
Zoning Official

	Code/Code Section/Detail	Comment:
1.		<p>Comment: Revise the vicinity map so that the Warrenton Crossing and Monroe Estates subdivisions are labeled so as to provide context for this proposed subdivision. The scale of the vicinity map may be reasonably adjusted as needed for legibility.</p> <p>Response: The vicinity map has been revised to show Warrenton Crossing and Monroe Estates.</p>
2.		<p>Comment: Show the proposed lots, open spaces, and other improvements that are part of the Warrenton Crossing subdivision development (light/faded or dashed linework, etc.) where these improvements directly abut the Daniels Property subdivision; provide labels as needed.</p> <p>Response: Agreed and provided.</p>
3.		<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>Response: Typical cross section for Public Road A and Madison Lane has been provided. On-street parking is being proposed on one side of the road.</p>

4.	4.11 SO	<p>Comment: Show a connection of new sidewalk to the existing sidewalk on Madison Lane as curb, gutter, and sidewalk are required in all subdivisions.</p> <p>Response: Agreed and provided.</p>
5.		<p>Comment: The applicant should consider a pedestrian connection from the proposed subdivision to Old Meetze Road through "Outlot A" to allow convenient pedestrian access to Old Town areas.</p> <p>Response: Agreed and revised. New sidewalk has been added to connect to Old Meetze Road sidewalk.</p>
6.		<p>Comment: Show stop signs and stop bars at the intersection of "Public Road A" and "Public Road B".</p> <p>Response: Stop sign and stop bar were provided at the intersection of Public Road A and Madison Lane.</p>
7.		<p>Comment: The intersection of the stub street Madison Lane with Meadowview Lane currently includes a Stop sign, but the intersection does not have a stop bar; provide stop bar striping at this intersection as a part of the proposed plan, so as to address required intersection improvements triggered by increased traffic generated by the proposed subdivision development.</p> <p>Response: A stop bar was provided at the intersection of Madison Ln and Meadowview Ln.</p>
8.		<p>Comment: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>Response: A crosswalk was provided at the intersection of Madison Ln and Meadowview Ln.</p>
9.	4.2.8 SO	<p>Comment: The names of existing streets may not be changed except by approval of the Town Council. Revise the plan to show "Public Road B" as Madison Lane. Staff notes that the proposed stub "Campbell Lane" as shown on the Warrenton Crossing plan will need to be revised to also reflect the Madison Lane street name.</p> <p>Response: Public Road B has been revised to Madison Lane as suggested.</p>
10.		<p>Comment: Contact Shannon Ennis, E-911 Addressing</p>

		Coordinator, to confirm roadway names, and then show road names on the plan set. Shannon.ennis@fauquiercounty.gov 540-422-8264
		Response: Roadway names will be determined at subdivision plan process.
11.	4.17 SO	<p>Comment: Street lighting must be installed along all public streets; the plan does not currently show locations of proposed street lighting. This comment may be addressed by either amending the plan view or adding a note.</p> <p>Response: Agreed and provided. 2 street light locations were shown on the plan.</p>
12.	4.2.10 SO	<p>Comment: Provide the diameter measurement for the proposed cul-de-sac on the plan. The diameter must be a minimum of 100' and may have a landscaped island in the center.</p> <p>Response: Agreed and provided. The radius of the proposed cul-de-sac (50') was labelled on the plan.</p>
13.		<p>Comment: The existing 50' right of way easement shown as "Outlot A" and across lots 2-6 must be vacated as part of the plat process for the subdivision; label the easement as "To Be Vacated".</p> <p>Response: Agreed and labelled.</p>
14.	4.3.2 SO	<p>Comment: Outlots are prohibited in subdivisions. Outlots A, B, and C may be utilized as "open space" or reconfigured to be absorbed into the adjacent proposed lots.</p> <p>Response: Agreed and revised.</p>
15.	9-12.6 ZO	<p>Comment: As an advisory comment, stormwater management facilities shall not be credited as open space.</p> <p>Response: Acknowledged.</p>
16.		<p>Comment: As an advisory comment, open space must be accessible and usable by the residents of the subdivision; this comment will be provided as a part of the site plan review process, where the site plan must show how the open space areas are accessible and usable by the subdivision residents.</p> <p>Response: Acknowledged.</p>

Amber N. Heflin, CZA, COSS
Town of Warrenton Zoning Official
Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1
July 1, 2025
Page 4 of 4

Item 3.

Major A.S. Arnold
Police Department

	Code/Code Section/Detail	Comment:
1.		<p>Comment: For pedestrian safety, will the sidewalks be connected on Madison Lane? Additionally, the existing sidewalk that goes from Meadowview Ln. onto Old Meetze Rd. should be extended along Old Meetze Rd., to connect with the sidewalk on Falmouth St. This will allow for pedestrians to walk past the existing right of way on Old Meetze Rd. and safely head towards Old Town or the Greenway.</p> <p>Response: The sidewalk will be connected on Madison Lane. Falmouth sidewalk connection to be discussed further during final subdivision plan process.</p>
2.		<p>Comment: What would happen with the existing right of way that connects to Old Meetze Rd. and who would maintain it?</p> <p>Response: The existing 50' access right of way will be vacated.</p>

If you have any questions, feel free to call me at 703-680-4585.

Sincerely,

Jim Madison, P.E.
Director of Project Management

JM/sw



July 30, 2025

Amber Heflin
Town of Warrenton
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Daniels Property
Comment Response Letter
Legislative Waiver 1st Review
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan have been addressed as follows:

Zoning Review Comments:

	Comment:
1.	<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>a. Clarification: Provide a typical cross-section showing the dimensions of the road with the proposed on-street parking provided on one side of the roadway.</p> <p>Response: Agreed and provided. The cross-section has been revised as requested</p>
2.	<p>Comment: Comment remains as advisory: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>a. Clarification: The crosswalk provided is not shown as "high visibility". This will be a suggested condition of approval for the waiver request and will be required to be shown at the time of Site Development Plan.</p> <p>Response: Agreed. The crosswalk has been revised. It will be addressed as necessary with the final plan.</p>
3.	<p>Comment: Comment remains as advisory: As an advisory comment, stormwater management facilities shall not be credited as open space. (9-12.6 ZO)</p> <p>a. Clarification: Stormwater Management facilities cannot be used to satisfy open space requirements unless the facility is designed so as to be an integrated feature of the open space with amenities that are usable by the residents. This comment must be addressed at the time of Site Development Plan.</p> <p>Response: Acknowledged. This will be addressed with the final plan.</p>

If you have any questions, feel free to call me at 703-570-6784.

Sincerely,

Jim Madison, PE
Director of Project Management

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.
16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCEDULE B, PART II

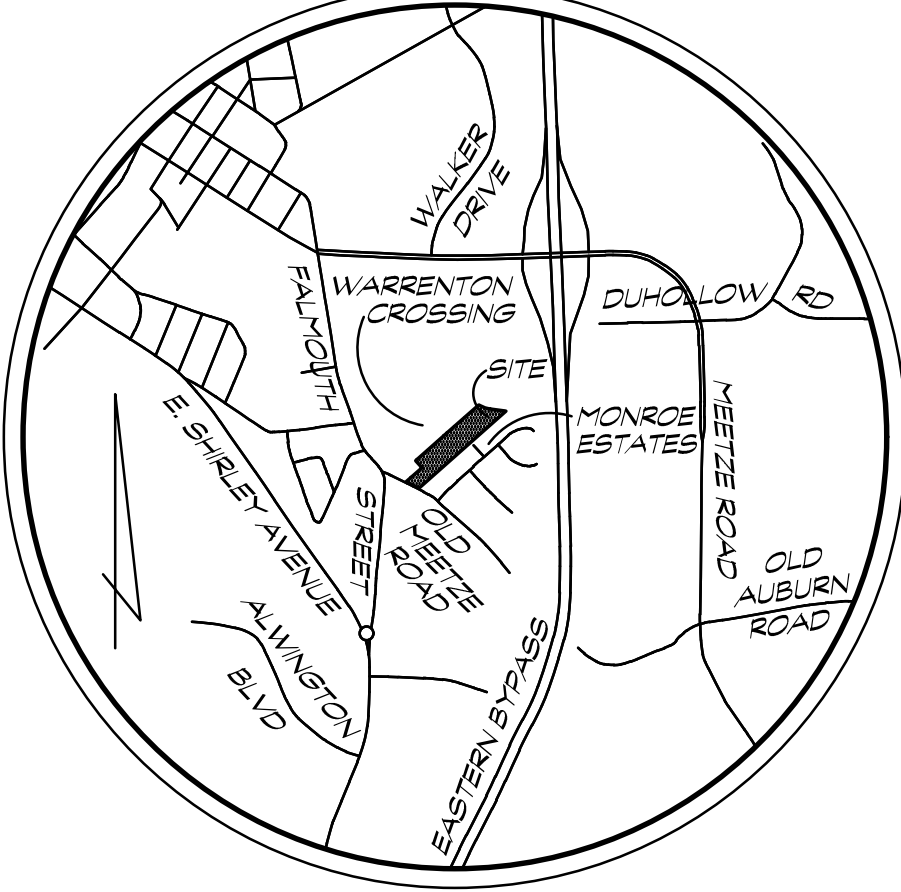
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

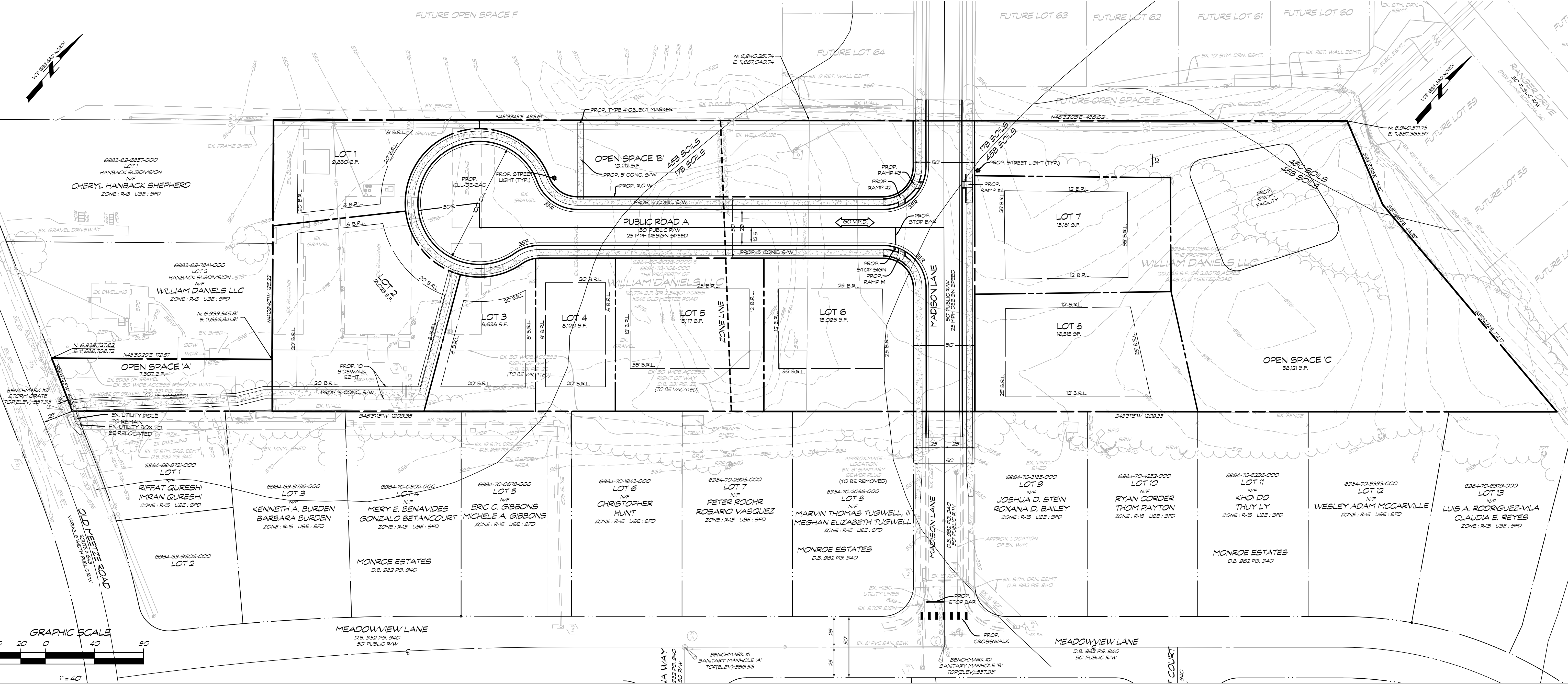
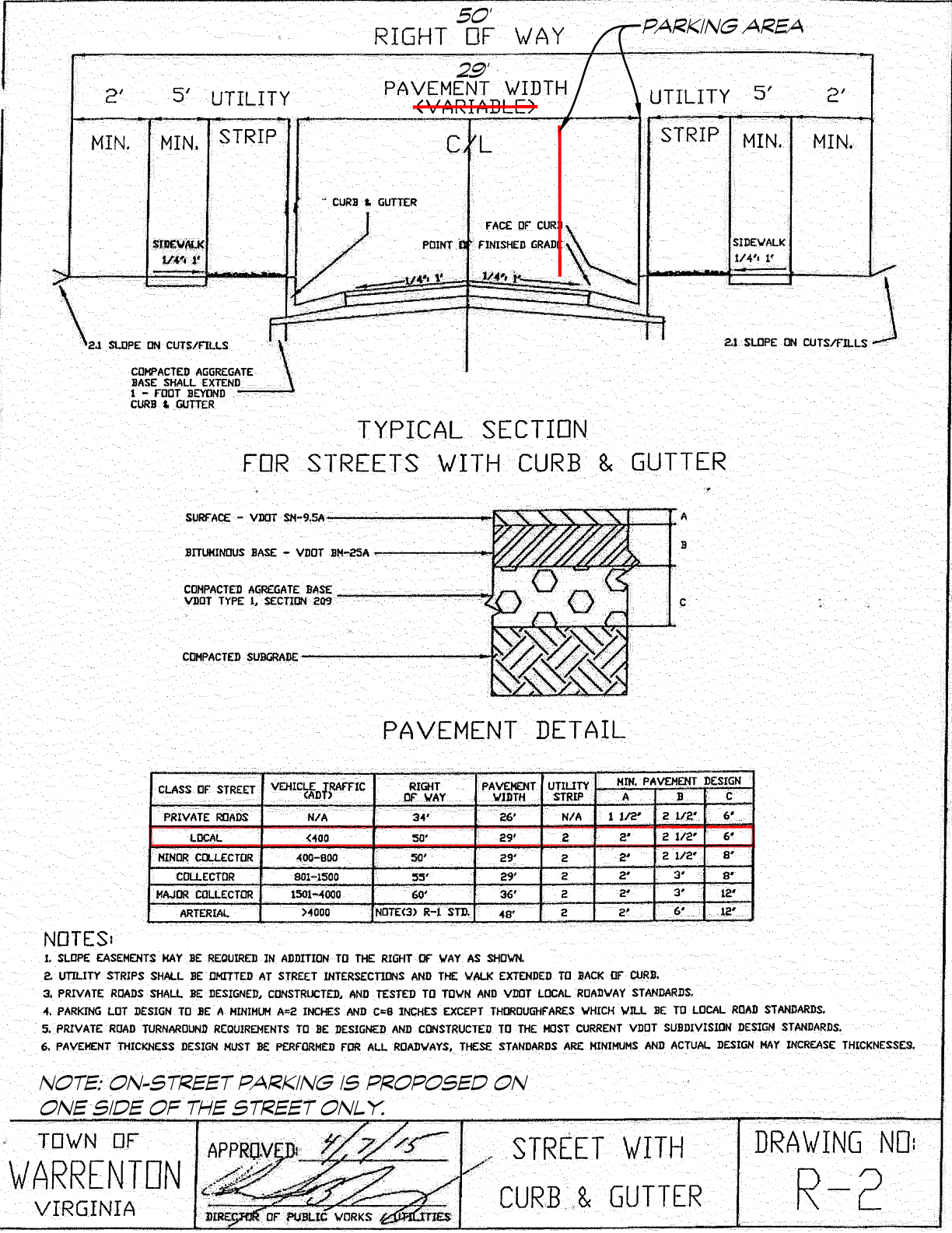


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5' BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4' WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



Item 3.

PRELIMINARY LAYOUT

#545 OLD MEETZE ROAD

THE PROPERTY OF

WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE:

1" = 40'

SHEET 1 OF 1

DATE:

JULY 1, 2025

DRAFT:

JVM

CHECK:

FILE NUMBER:

24079-1-1 80

123

BK0860PG0501

Item 3.

00 00762

THIS DEED

made and entered into this 24th day of January, 2000, by and between William H. Hanback, party of the first part, Grantor; and William Daniels LLC, a Virginia Limited Liability Company, party of the second part, Grantee;

WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY OF TITLE, unto the Grantee, all the following described property, to-wit:

PARCEL ONE:

ALL THAT certain lot or parcel of land located in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, which is known as the "Shop Property" off the northeast side of Route 643, having the tax map # of 6984-60-9026 and 6984-70-1108 containing 2.5382 acres, more or less according to boundary survey dated January 19, 2000 by Eric K. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

AND BEING the same property devised to William H. Hanback by virtue of Last Will and Testament of William J. Hanback, who died March 28, 1988, and whose will was admitted to probate April 5, 1988 in Will Book 160 at Page 696 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

AND FURTHER BEING the same property conveyed to William H. Hanback, as his sole and separate equitable estate, by Quitclaim Deed of Gift dated June 1, 1988 from Robert W. Hanback, as his sole and separate equitable estate, recorded in Deed Book 602 at Page 382 in the aforesaid Clerk's Office.

CONSIDERATION: \$200,000.00

Examined and
Returned to:Inspector
Title, LLCPrepared by &
Return to:

WALKER, JONES, LAWRENCE,
DUGGAN & RAVAGE, P.C.
ATTORNEYS AT LAW
CARTER HALL
31 WINCHESTER STREET
WARRENTON, VIRGINIA 20186

JAN 26 2000

DND

BK0860PG0502

Item 3.

PARCEL TWO:

ALL of that certain lot of land situate in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, containing 2.8038 acres according to boundary survey dated January 19, 2000 by Eric R. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

TOGETHER WITH a certain non-exclusive easement and right of way, 50 feet in width, running from the property described herein, over and across the adjacent parcel containing 2.5382 acres, to Virginia State Route 643, Old Meetze Road, for ingress and egress and the construction, operation and maintenance of service utilities, all as shown on said plat and other documents in the chain of title;

AND BEING the same property conveyed to William H. Hanback by Deed of Gift dated July 6, 1976 from William J. Hanback and Olive Lee Hanback, his wife recorded in Deed Book 331 at Page 22 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

TAX MAP PIN NO. 6984-60-9026 & 6984-70-1108 & 6984-70-2394

This conveyance is made expressly subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and its successors in fee simple, forever.

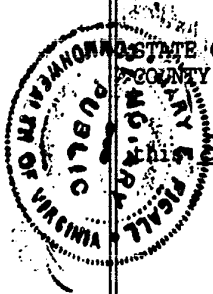
The Grantor covenants that he is seised of the aforesaid land, that he has the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, that he, the Grantor, will execute such further assurances as may be deemed requisite, and that he has done no act to encumber the said land.

BK 0860PG0503

Item 3.

WITNESS the following signature and seal:

William H. Hanback (SEAL)
William H. Hanback



STATE OF VIRGINIA .
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me
this 24th day of January, 2000, by William H. Hanback.

[Signature]
Notary Public

My Commission Expires: July 31, 2000

BK0860PG0504

Item 3.

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: AUG. 1, 1979 & COMM-PANEL#510055 0285 A. EFFECTIVE DATE: NOV. 1, 1979
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. TOTAL AREA: 5.3420 ACRES

P.L.N. 6984-70-3768
N/F ADDISON

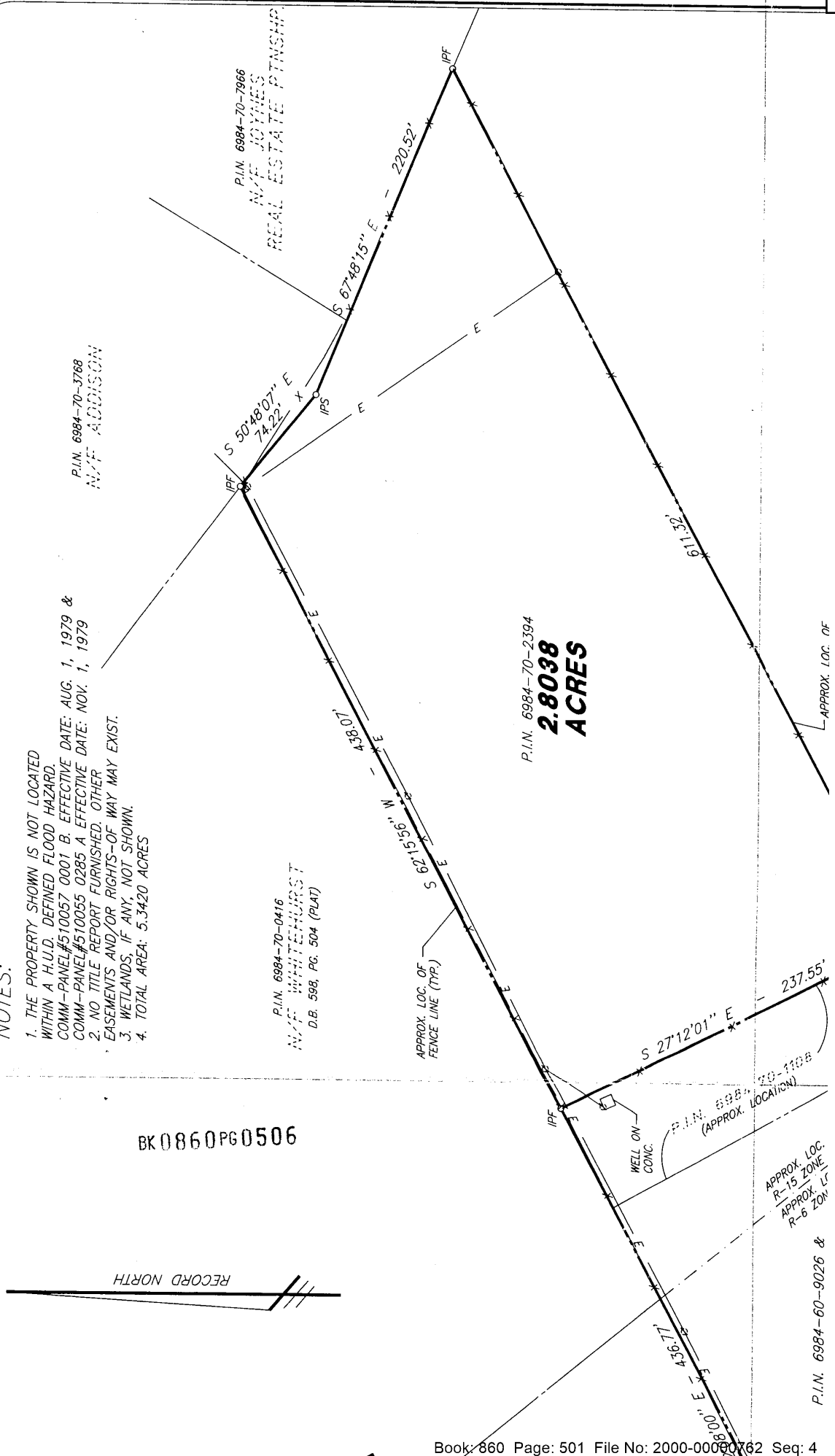
P.L.N. 6984-70-7966
N/F JOYNES
REAL ESTATE PTNSHP.

P.L.N. 6984-70-0416
N/F WHITEHURST
D.B. 598, PG. 504 (PLAN)

P.L.N. 6984-70-2394
**2.8038
ACRES**

BK0860PG0506

RECORD NORTH



P.L.N. 6984-60-9026 &

APPROX. LOC.
R-15 ZONE
APPROX. LOC.
R-6 ZONE

P.L.N. 6984-70-1108
(APPROX. LOCATION)

BK0860PG0505



SURVEYOR'S CERTIFICATE

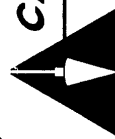
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF WILLIAM J. HANBACK ESTATE AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN WILL BOOK 160 - PAGE 696. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

PLAT SHOWING
BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES OF THE
WILLIAM J. HANBACK ESTATE

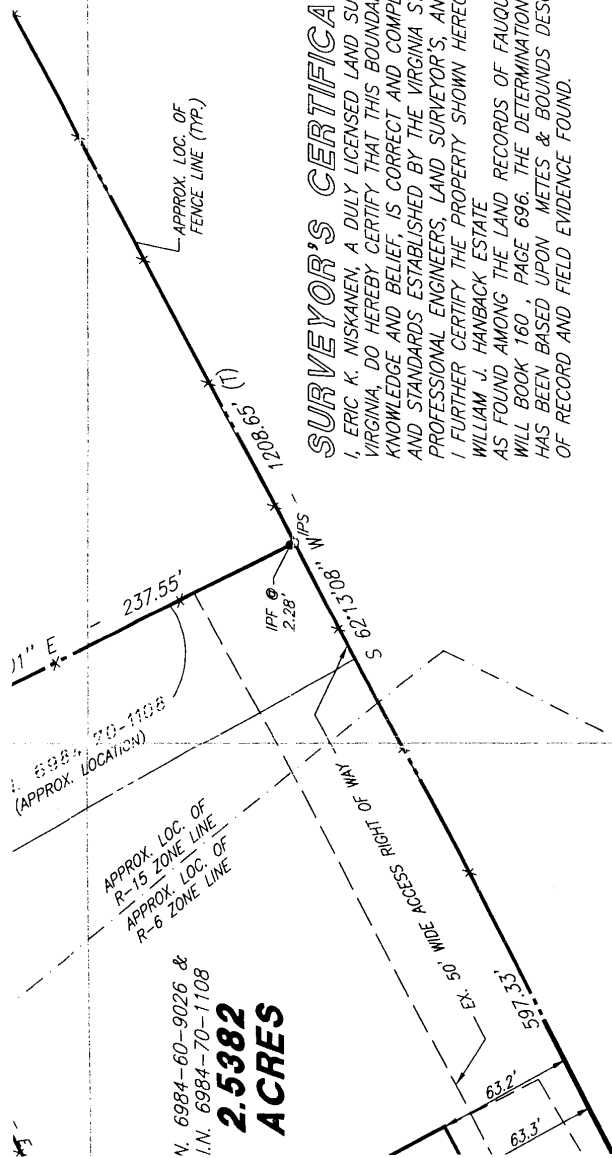
WILL BOOK 160, PAGE 696
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=60' JANUARY 16, 2000

PROJECT #00003-10



CARSON, HARRIS & ASSOCIATES, LLC

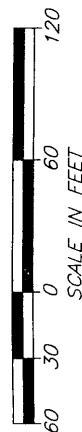
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905



**2.5382
ACRES**

THIS PLAT IS FOR THE SOLE PURPOSE OF RECORDING AN EXISTING LOT AND IS NOT AN APPROVAL OF NEW LOT(S) CREATED UNDER THE FAUQUIER COUNTY SUBDIVISION ACT.

Frank R. Hoffer
1/21/0



BK0860PG0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on **JAN 26 2000**
at **2:58 P** m. Tax of \$ **300.00** imposed by
58.1-802 Paid. Consideration: \$ **300,000.00** Section
State Tax \$ **450.00** County Tax \$ **150.00**
Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
Clerk's Fee \$ **15.00** Total: \$ **920.00**

Teste: *Paul H Barb* Clerk

STONE WALL

PLOT DATE: 1/19/2000

FILENAME: H:\PLAT\00003-10PL

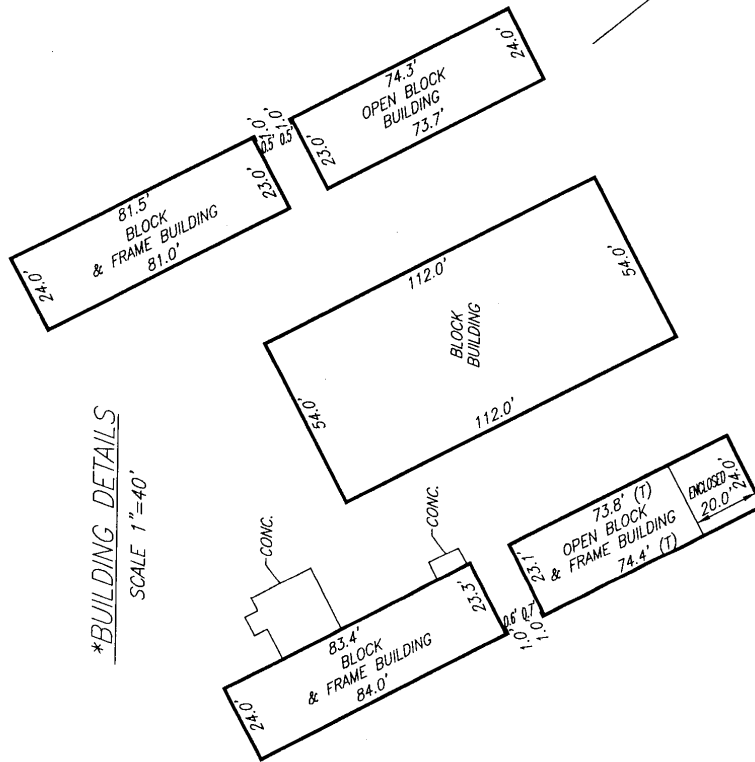
NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: 02/28/00.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF WAY MAY EXIST. WETLANDS, IF ANY, NOT SHOWN.
3. TOTAL AREA: 5.3420 ACRES

BK0860PG0506

RECORD NORTH

***BUILDING DETAILS**
SCALE 1"=40'



P.L.N. 6984-70-0416

N.W.F. WIESENBURG
D.B. 598, PG. 504 (PLAT)

APPROX. LOC. OF
FENCE LINE (TYP.)

P.L.N.

WELL ON
CONC.

P.L.N. 6984-70-1108
(APPROX. LOCATION)

APPROX. LOC.
R-15 CONC.
R-6 ZC

P.L.N. 6984-60-0026 &

P.L.N. 6984-60-7123
N.W.F. WIESENBURG
D.B. 598, PG. 504 (PLAT)

Item 3.

130

SURVEYOR'S
I, ERIC K. NISKANEN, A DULLES, VIRGINIA, DO HEREBY CERTIFY THAT I HAVE THE KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE NATIONAL BOARD OF PROFESSIONAL ENGINEERS, THAT THE INFORMATION I FURTHER CERTIFY THE PROJECT OF WILLIAM J. HANBACK, ESTABLISHED AS FOUND AMONG THE LATEST EDITION OF THE WILL BOOK 160, PAGE 65, HAS BEEN BASED UPON THE RECORD AND FIELD EVIDENCE.

THIS PLAN IS FOR THE SOLE PURPOSE OF
 CONVEYING AN EXISTING LOT AND IS
 NOT AN APPROVAL OF NEW LOTS(S)
 PERMITTED UNDER THE FAUQUER

1/21/20

BK0860PG0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on **JAN 26 2000**
at 2:58 P m. Tax of \$ 300.00

58.1-802 Paid. Consideration: \$ 300,000.00 imposed by Section

State Tax \$ 450.00 County Tax \$ 150.00

Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee! \$3.00

Clerk's Fee \$ 15.00 Total: \$ 920.00

Teste: Gail H Barb Clerk

**2.5382
ACRES**

P.I.N. 6983-79-7737
W/F HANBACK

P.I.N. 6983-69-7841

P.I.N. 6983-69-6857

D/W

OLD MEETZE ROAD (50)

ROAD
(50' R/W)

Year	Current (%)	Alternative (%)
1950	7.0	7.0
1960	8.0	8.0
1970	9.0	9.0
1980	10.0	10.0
1990	11.0	11.0
2000	12.0	12.0
2010	13.0	13.0
2020	14.0	14.0
2030	15.0	14.0
2040	16.0	14.0
2050	16.0	14.0

Book: 860 Page: 501 F

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2384-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 250200370, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5106050302, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 29, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (NCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

<p>8. THE ZONING REQUIREMENTS FOR R-1.5 ARE AS FOLLOWS :</p> <p>MINIMUM LOT SIZE - 19,000 SQUARE FEET</p> <p>MINIMUM LOT FRONTAGE - 80 FEET</p> <p>LOT COVERAGE - 65%</p> <p>FRONT SETBACK - 25 FEET</p> <p>SIDE SETBACK - 12 FEET</p> <p>REAR SETBACK - 35 FEET</p> <p>MAXIMUM BUILDING HEIGHT - 35 FEET</p>	<p>R-6 ZONING REQUIREMENTS:</p> <p>MINIMUM LOT SIZE - 6,000 SQUARE FEET</p> <p>MINIMUM LOT FRONTAGE - 55 FEET</p> <p>LOT COVERAGE - 65%</p> <p>FRONT SETBACK - 20 FEET</p> <p>SIDE SETBACK - 8 FEET</p> <p>REAR SETBACK - 20 FEET</p> <p>MAXIMUM BUILDING HEIGHT - 35 FEET</p>
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ARTICLE 4. STANDARDS

4.2. Streets

- 4.2.1. Streets must connect with existing streets and provide access to adjoining subdivisions. The Town Council may grant a waiver from this requirement for specific locations only if it deems the requirement fails to serve the health, safety, and welfare of the public or conflicts with the Comprehensive Plan.
- 4.2.2. Whenever a future inter-parcel connection is required, a “Future Street Extension Notice – This Street Will Be Extended In The Future” sign shall be placed at the end of the street. If the property is developed in phases, the sign shall be placed at the end of the street as each phase develops. The required sign shall not exceed nine (9) square feet in size and shall consist of a metal material that is legible at all times.
- 4.2.3. Streets must intersect at as near right angles as practical. Offsets or jogs must be avoided, except in cases in where the Town Council grants a variation based on a determination that they are consistent with and necessary to accommodate traffic-calming measures recommend by the Comprehensive Plan. No street may intersect another street at an angle of less than eighty (80) degrees.
- 4.2.4. Proposed streets in a subdivision must be extended to the boundary lines of such adjacent property. Temporary turnaround must be provided at the ends of such streets, by means of temporary easements or otherwise.
- 4.2.5. Where the adopted Comprehensive Plan indicates a proposed right-of-way greater than that existing along the boundaries of a subdivision or lot, such additional right-of-way must be dedicated for public use when the plat is recorded.
- 4.2.6. Where lots in a subdivision abut on one (1) side of an existing public right-of-way, the subdivider must dedicate such additional land so that the distance as measured from the center line of the right-of-way to the subdivision property line is one-half of the required width of the right-of-way. The required width will be determined by the Town of Warrenton or as required by the Virginia Department of Transportation, where applicable.
- 4.2.7. Half-streets along the boundary of land proposed for subdivision are prohibited. All new streets must be platted and constructed to meet the full width required by this Article and such construction is the sole responsibility of the subdivider.
- 4.2.8. Proposed streets that are in alignment with other existing and named streets must bear the names of the existing streets. In no case, however, may the names of other proposed streets duplicate existing street names irrespective of the use of the suffix “Street”, “Avenue”, “Boulevard”, “Drive”, “Way”, “Place”, “Lane”, or “Court”. Street names must be indicated on the Preliminary and Final Plats, and may not be used without approval by the Planning Commission. Names of existing streets may not be changed except by approval of the Town Council.

- 4.2.9. Streets must have a minimum right-of-way of fifty (50) feet. Private streets, where approved by the Town Council, must have a minimum right-of-way of thirty (30) feet. Alleys, if provided, must have a minimum right-of-way of twenty (20) feet.
- 4.2.10. Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.
- 4.2.11. All streets and their drainage facilities must be designed in compliance with the requirements of the Public Facilities Manual or, where applicable, the Virginia Department of Transportation.
- 4.2.12. Improvements must be made to streets and intersections as identified in the Comprehensive Plan when justified by the traffic projected to be generated by the proposed development.

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND APPROVAL OF 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

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission finds that per Ordinance Section 2.7 that there is an unusual situation and that strict adherence to Section 4.2.10 of the Ordinance would result in substantial injustice or hardship, and that the granting of this exception is consistent with the intent of the Ordinance and would still preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends approval of the requested exception to Ordinance Section 4.2.10, subject to the following recommended Conditions of Approval:

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

September 16, 2025
Planning Commission
Public Hearing

AN RESOLUTION TO RECOMMEND DENIAL OF 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

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town of Warrenton Subdivision Ordinance (hereinafter "the Ordinance"), adopted on February 14, 2006 and as subsequently amended, is intended to establish reasonable and desirable subdivision standards and procedures to guide and facilitate the orderly growth of the community; and

WHEREAS, Article 4 of the Ordinance, Section 4.2 *Streets* lists minimum standards that regulate the design of all new subdivision streets; and

WHEREAS, Subsection 4.2.10 prohibits dead-end (cul-de-sac) streets unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council; and

WHEREAS, Article 2 of the Ordinance, Section 2.7 *Variations and Exceptions* allows Town Council to grant a variation or exception to Ordinance regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as permitted by Code of Virginia Section 15.2-2242(1); and

WHEREAS, the subject property, consisting of approximately 5.34 acres across three parcels, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, and Zoned to the R-6 and R-15 Residential Districts, is proposed to be developed into an eight-lot residential subdivision served by public streets; and

WHEREAS, the Applicant, Mr. Marcus Simes of Tricord, Inc., has requested an exception to Ordinance Section 4.2.10 to allow a dead-end (cul-de-sac) street to serve six of eight proposed residential lots; and

WHEREAS, such an exception may be approved per Ordinance Section 2.7 by Town Council after a public hearing and recommendation from the Planning Commission following the procedures in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*; and

WHEREAS, on September 16, 2025 the Planning Commission conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Planning Commission does not find that there is an unusual situation, nor that strict adherence to the prohibition against dead-end (cul-de-sac) streets would result in substantial injustice or hardship, as required by Ordinance Section 2.7, and furthermore that the granting of the requested exception is not consistent with the intent of the Ordinance and would not preserve and protect the public interest; now, therefore, be it

RESOLVED, by the Warrenton Planning Commission this 16th day of September 2025, that the Planning Commission hereby recommends denial of the requested exception to Ordinance Section 4.2.10.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder



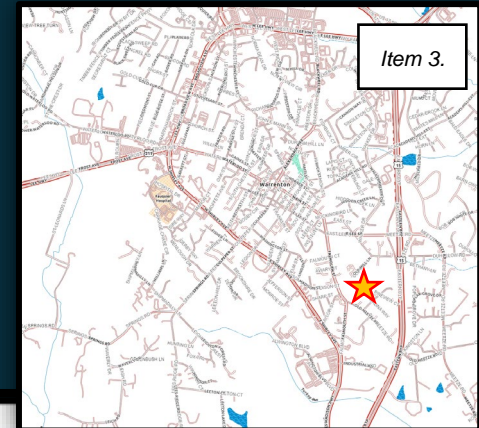
LWAV-25-2

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*

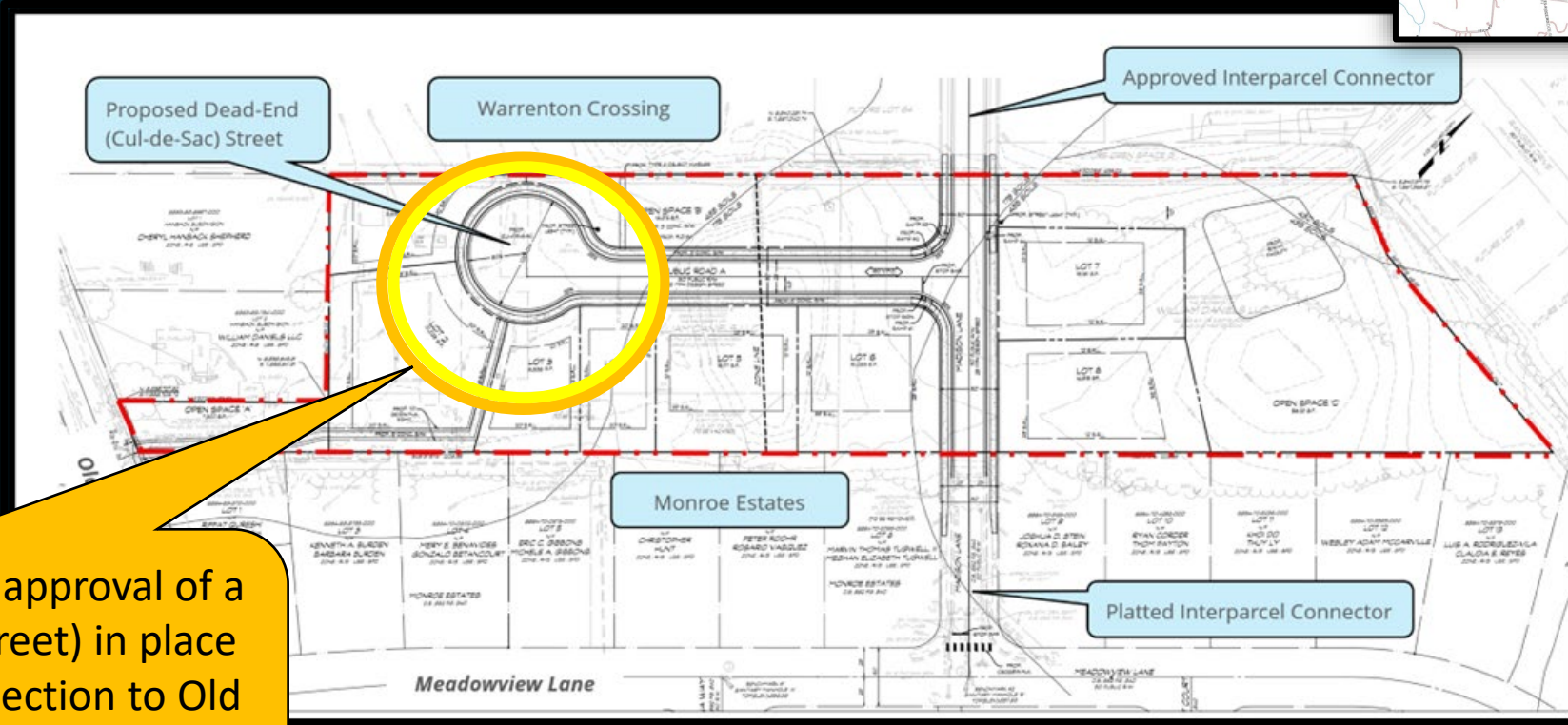
Planning Commission Public Hearing
September 16, 2025

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*



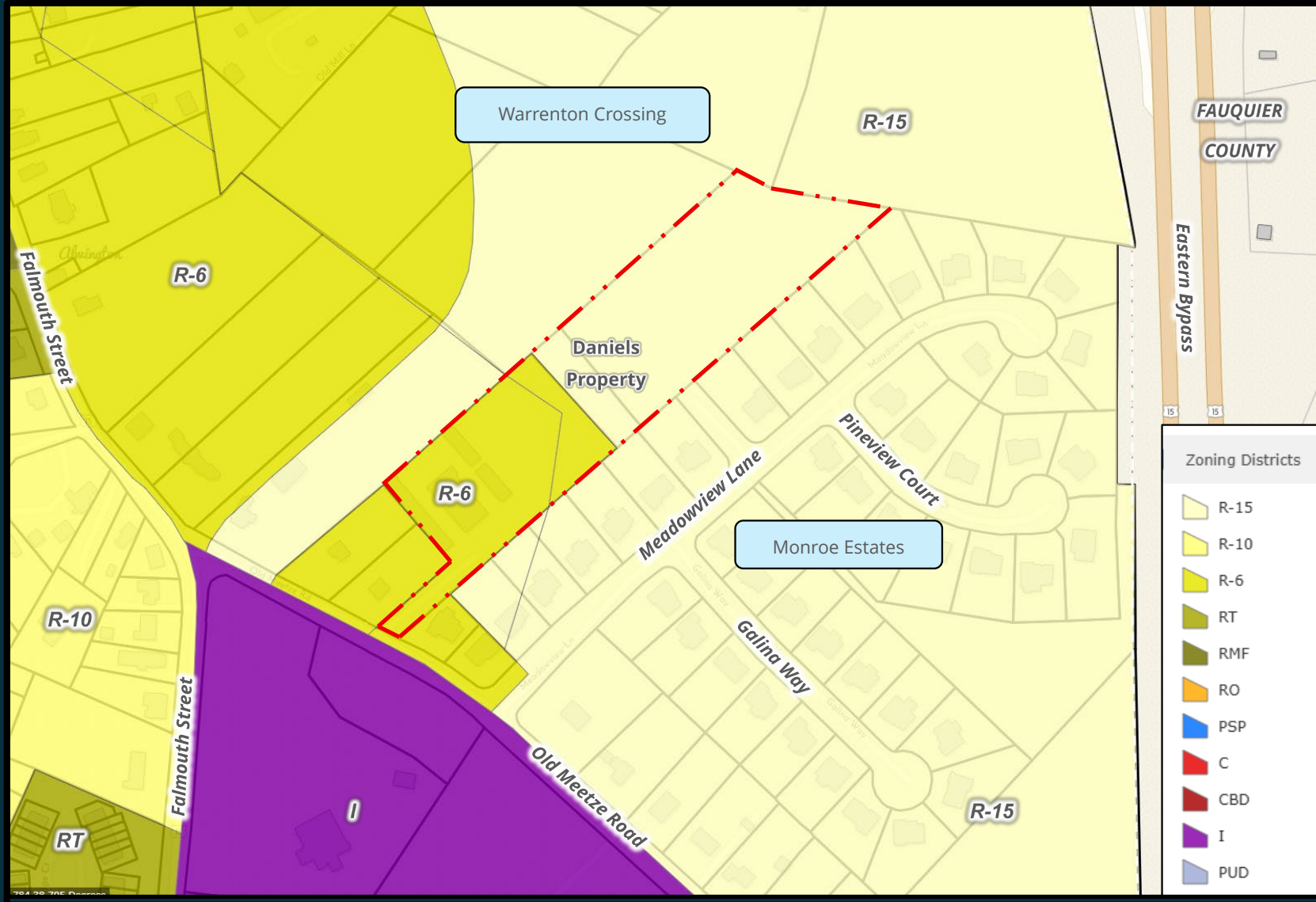
Vicinity Map



This request is solely for approval of a Cul-de-Sac (dead-end street) in place of a through-street connection to Old Meetze Road. The remainder of the subdivision is a **by-right development**.

Zoning and Location

Item 3.



Daniels Property

PIN's:

- 6984-60-9026-000
- 6984-70-1108-000
- 6984-70-2394-000

Zoning:

- R-6 - 6,000 sq.ft. Min. Lot Size
- R-15 – 15,000 sq.ft. Min. Lot Size

Area:

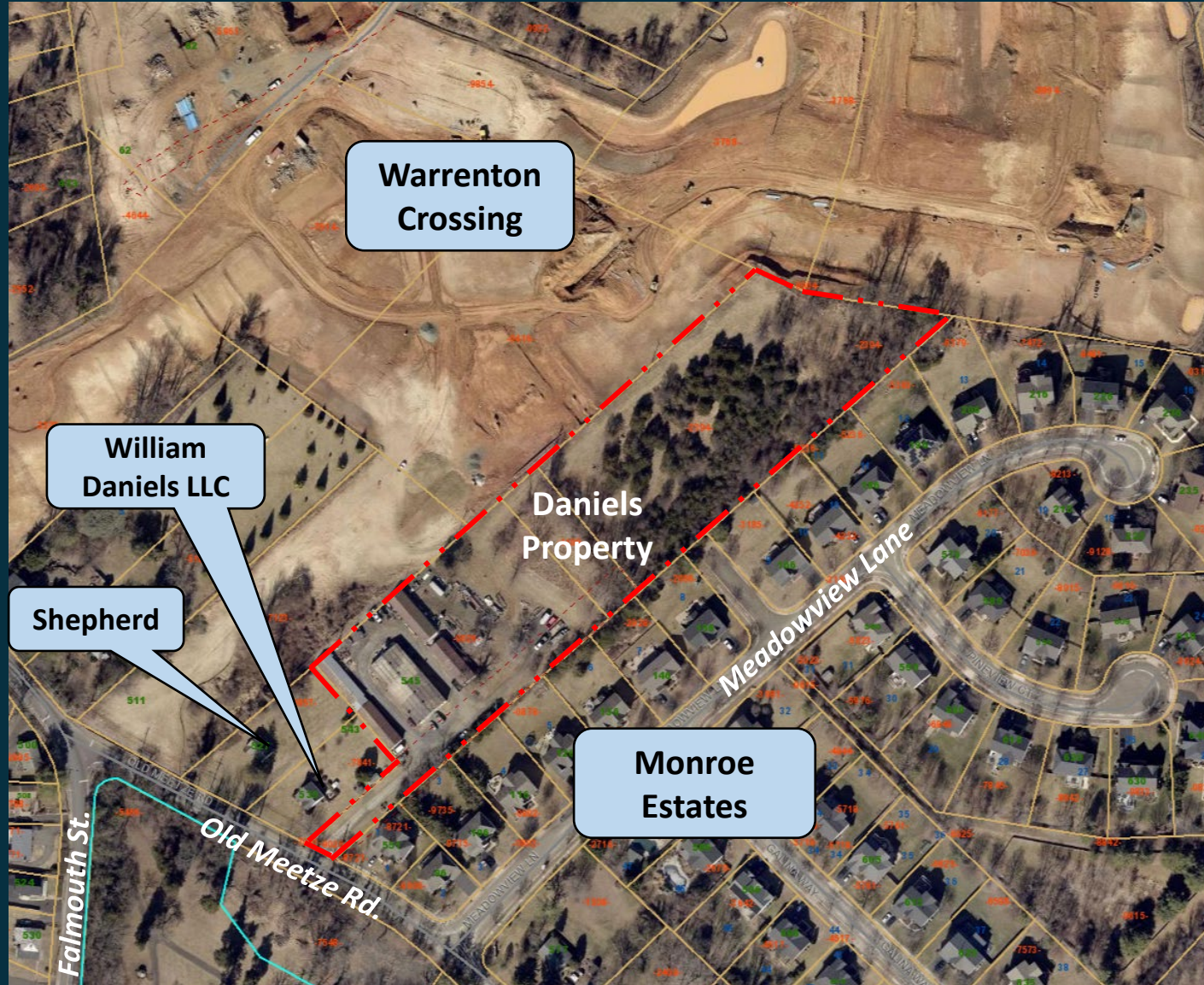
- 5.34 Acres (3 parcels)

Location:

- 545 Old Meetze Road
- Ward 2

Existing Conditions

Item 3.



Daniels Property

Existing Site Conditions

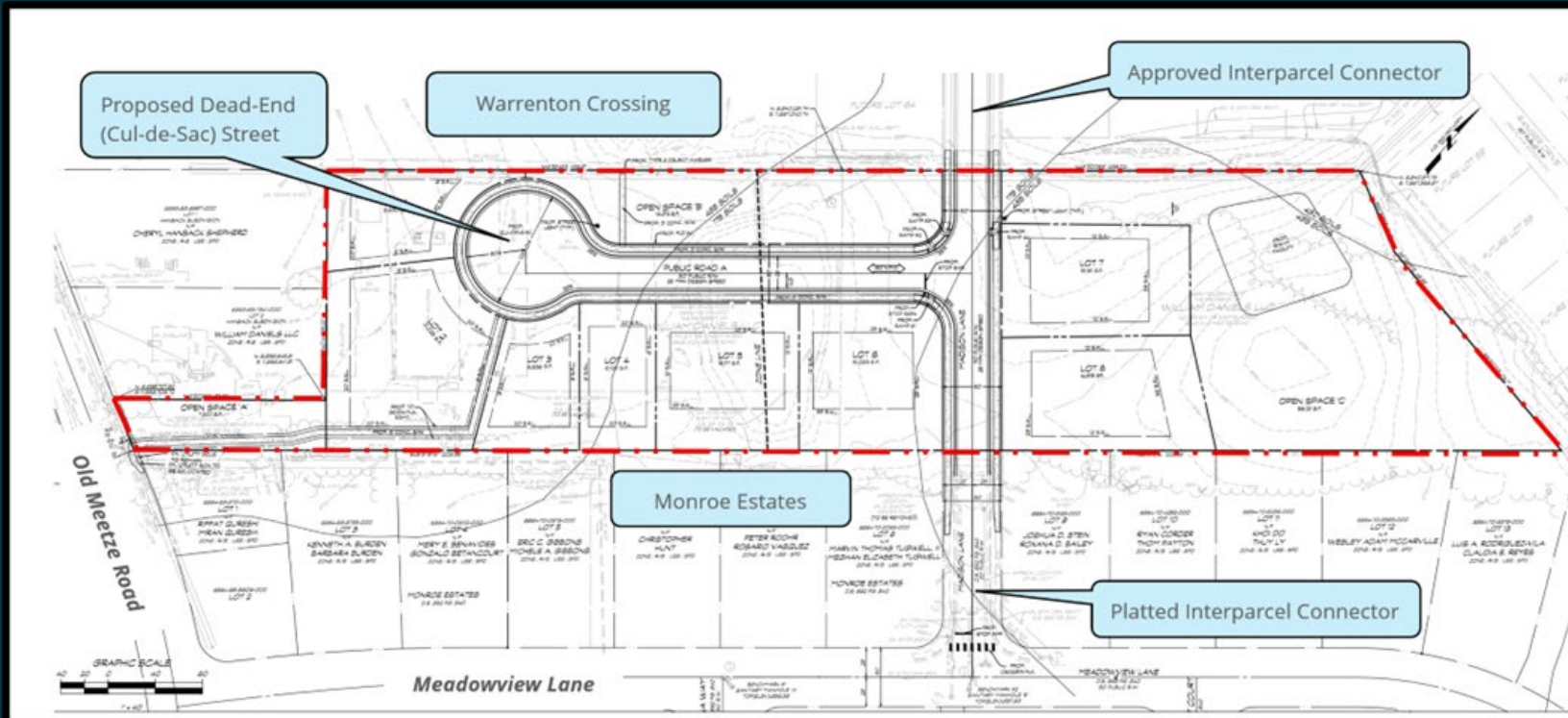
Long-Running Workshop/Industrial Use and Vacant/Undeveloped Land

Surrounding Uses are Single-Family Residential

- Monroe Estates - 47 Lots
- Warrenton Crossing – 135 Lots (under construction)
- 539 Old Meetze Road – William Daniels LLC
- 527 Old Meetze Road - Shepherd

Proposed Subdivision Layout

Item 3.



Subdivision Synopsis:

Single-Family Detached Development

- 8 Residential Lots.
- Well below maximum potential density of 24 Lots.

Public Streets

- Connecting planned roadway extensions.
- Meets Fire Code access requirements.

Utilities

- Public water & sewer.
- Does not exceed planned capacity.

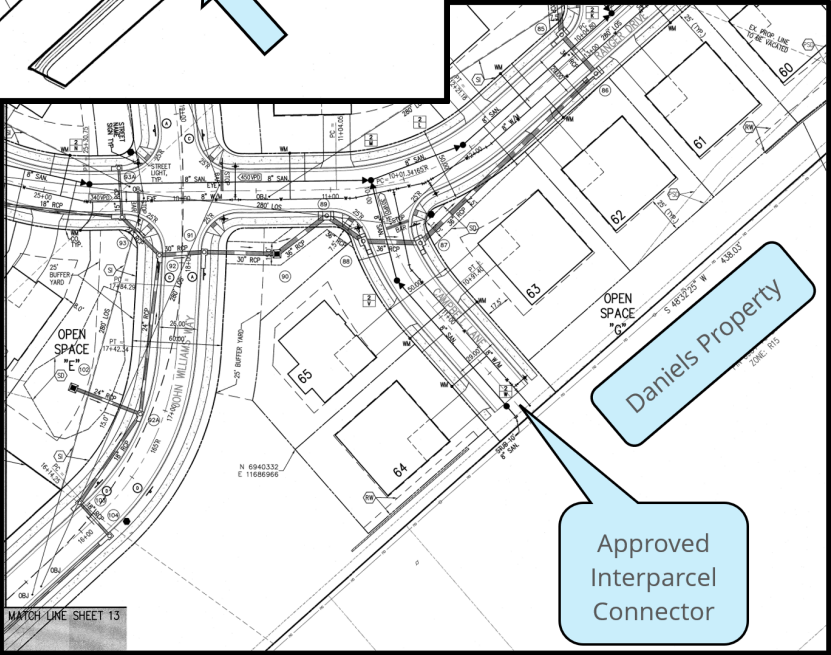
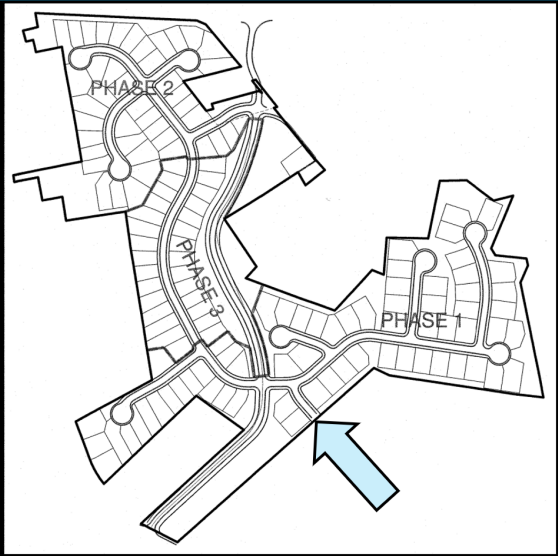
Subdivision Approval Process:

- Site Development Plan, Final Subdivision Plat, Bonding & Construction Permits
- Proposed development is a By-Right Division except for the proposed dead-end (cul-de-sac) street.

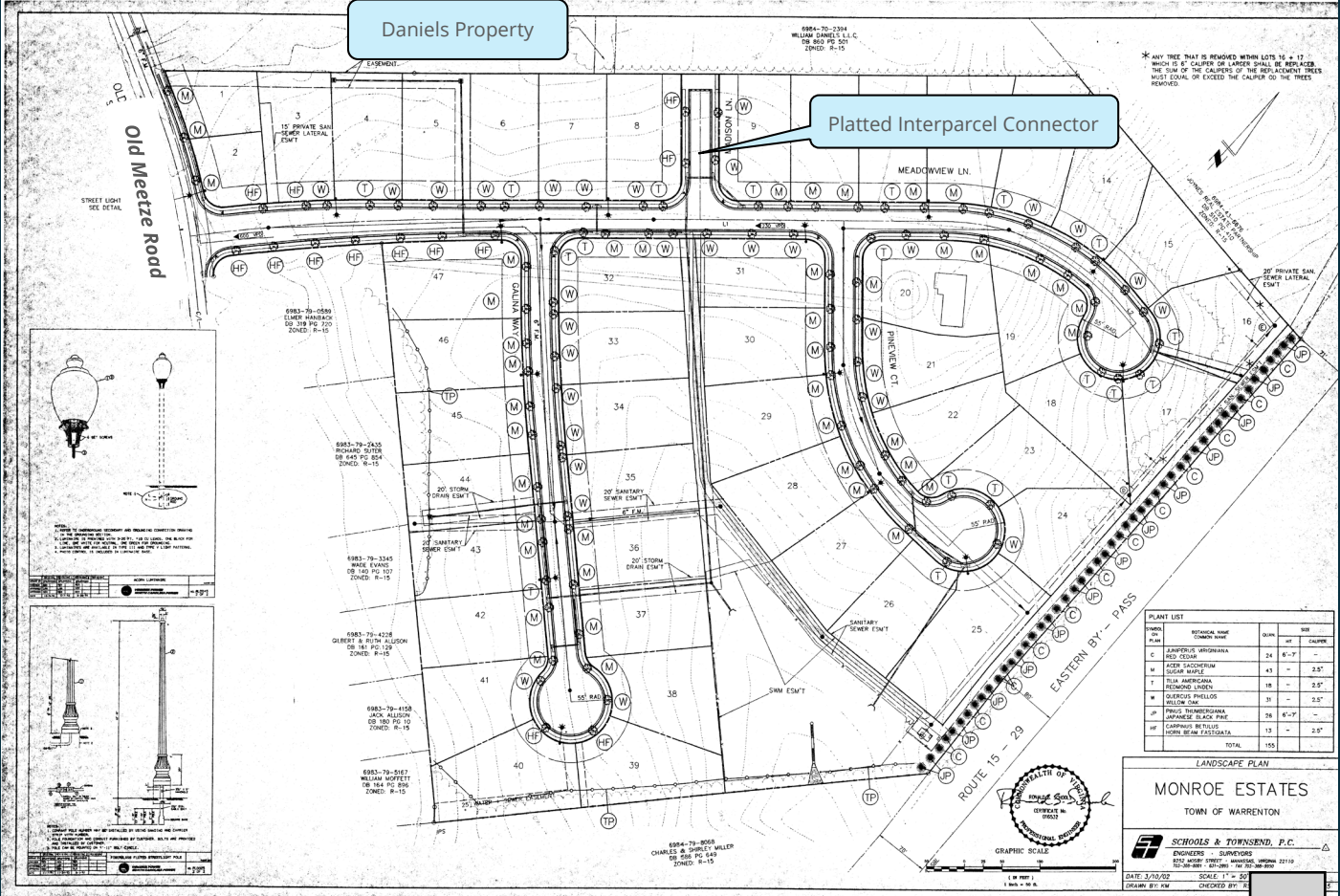
Adjoining Subdivisions

Warrenton Crossing

Connections to Planned Roadway Extensions



Monroe Estates



Subdivision Ordinance Requirements

Section 4.2 Streets

12 Design Standards for Subdivision Streets

4.2.10 *Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead-end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.*

Section 2.7 Variations & Exceptions

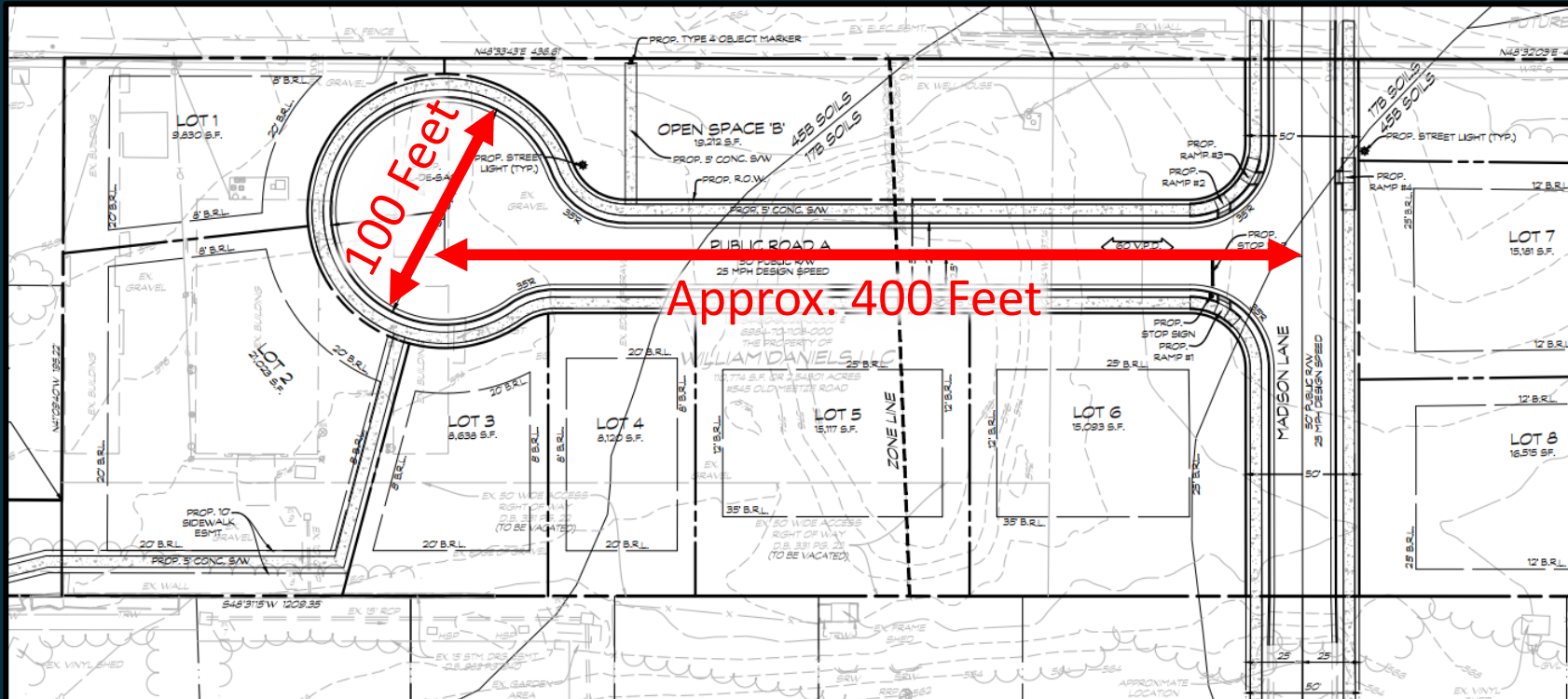
- Town Council may grant variations or exceptions to specific regulations in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship.
- Authorized by Code of Virginia Section 15.2-2242(1)

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

Subdivision Ordinance Requirements

4.2.10 - Design requirements for dead-end streets;

- ✓ One end must be permanently closed.
- ✓ The street shall not be longer than 700 feet.
- ✓ There must be a permanent turn-around with a diameter of at least 100 feet.
- ✓ The turn-around may have a landscaped island in the center.



Subdivision Ordinance Requirements

2.7 – Considerations for Approval of Request

Initial Criteria:

- ☐ There must be an unusual situation; OR
- ☐ Strict adherence would result in substantial injustice or hardship.

The request must:

- ☐ Be consistent with the intent of the Ordinance; AND
- ☐ Preserve and protect the public interest.

Additionally, the request must:

- ☐ Be the minimum extent necessary for the circumstances.

Town Council may:

- ☐ Require actions by the subdivider to ensure that the purpose of the affected regulation is accomplished.

Subdivision Ordinance

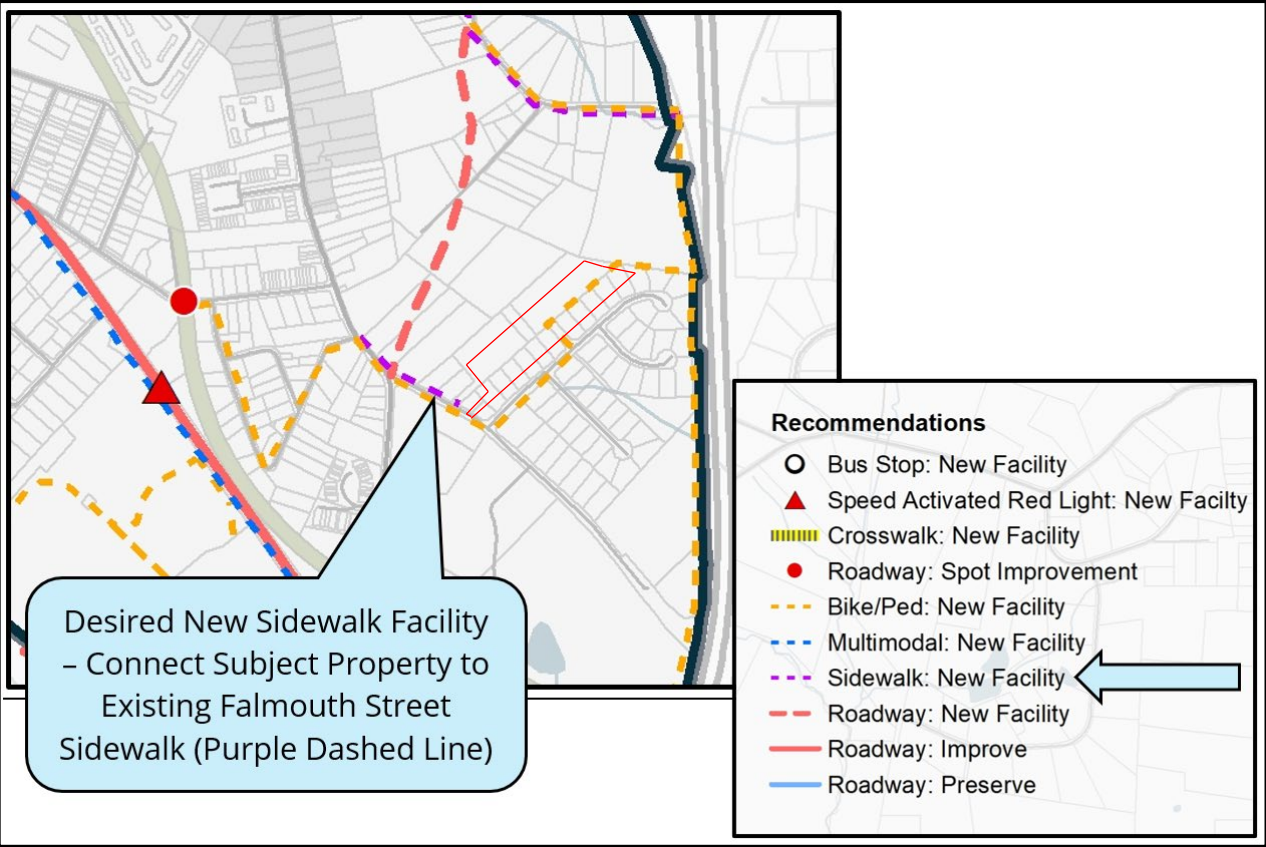
Article 1 – Title and Purpose

Section 1.3 Purpose

*The purpose of this Ordinance is to establish reasonable and desirable subdivision standards and procedures for the Town of Warrenton. These are part of the implementation portion of the comprehensive planning process **to guide and facilitate the orderly growth of the community, and to promote the public health, safety, convenience, and welfare.** More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for appropriate development and to make possible the provision of public services in a safe, adequate, and efficient manner. Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This Ordinance is designed to assist the Town in meeting these responsibilities.*

Item 3.

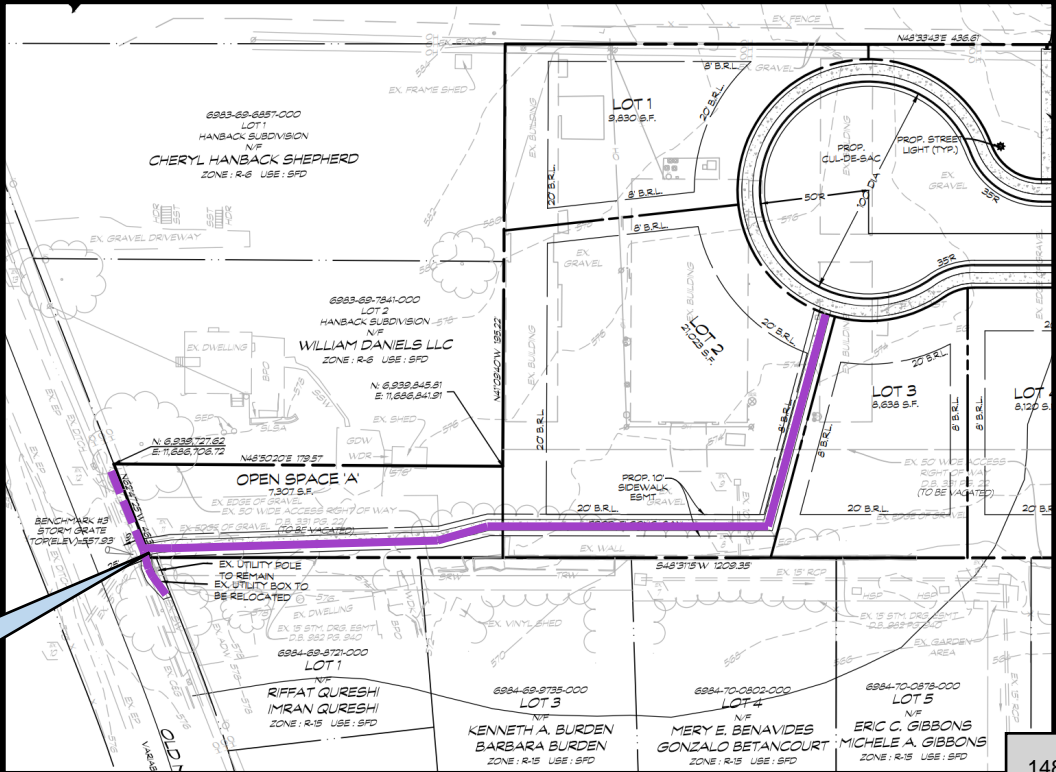
Comprehensive Plan Considerations



Excerpt from Figure 5-1: Town of Warrenton Transportation Plan - Desired Outcome Map



Proposed Conditions:
Provide a sidewalk connection to Old Meetze Road, to connect to the existing sidewalk section along the Monroe Estates subdivision roadway frontage.

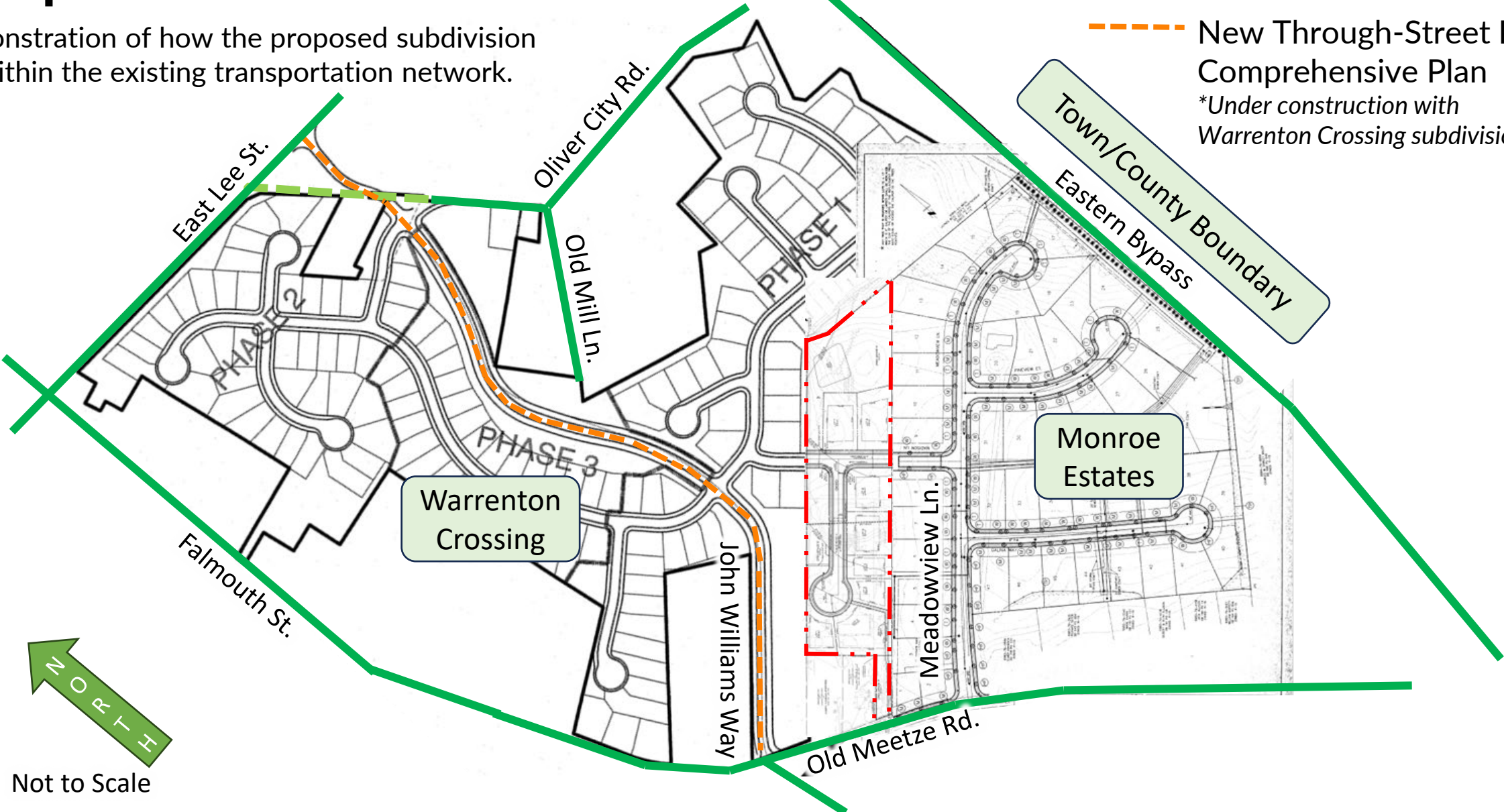
Proposed Sidewalk Connection



Comprehensive Plan Considerations

Demonstration of how the proposed subdivision fits within the existing transportation network.

-  Subject Property
-  New Through-Street Per Comprehensive Plan
 - *Under construction with Warrenton Crossing subdivision.*



Not to Scale

10/14/2025

LWAV-25-1 – Daniels Property

[illegible]

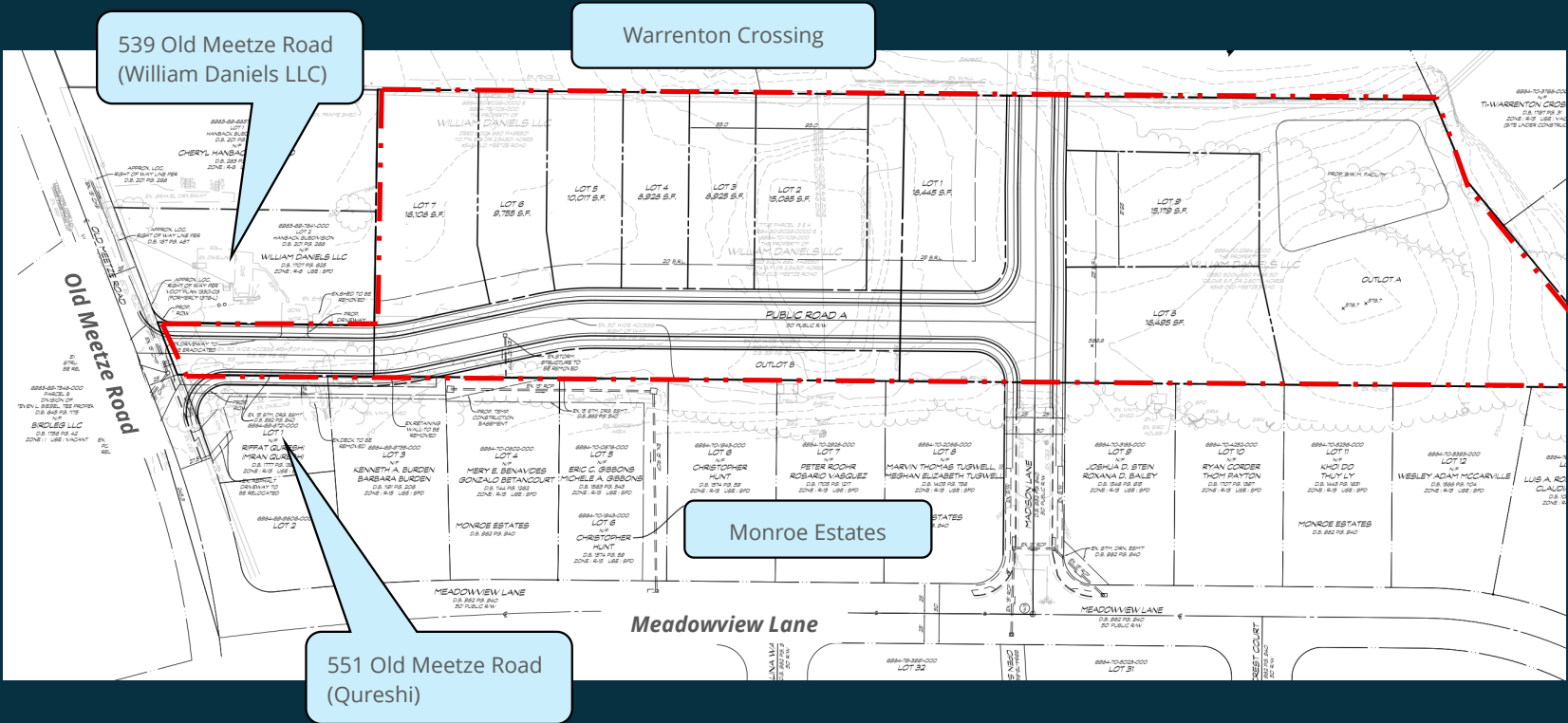
Connect to Existing
Madison Lane

Require that the proposed street system for new developments will be designed to provide a network of interconnected streets.

- Use planned roadway extensions to provide access and interconnectivity.
- Connect Sidewalks for uninterrupted pedestrian movement.
- Improve Madison Lane with a high-visibility crosswalk for improved pedestrian safety.

Inter-parcel connections are a required standard for subdivision roadways.

Alternative Lot Layout – No Exception Needed



Subdivision Synopsis: Single-Family Detached Development

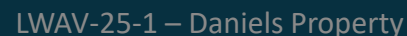
- 9 Residential Lots.
 - Increase of 1 Lot
- ### Public Streets
- Through-Street connector to Old Meetze Road.
 - Connecting planned roadway extensions.
 - Meets Fire Code access requirements.

- ### Utilities
- Public water & sewer.
 - Does not exceed capacity.

Potential Conflicts – Through-Street Connector

- Impacts on Existing Residential Lots – William Daniels LLC & Qureshi
- Side Yard becomes a Secondary Front Yard
 - Potential Creation of Non-Conforming Structures
 - Potential Restrictions on Future Improvements

Item 3.



**If the request for the cul-de-sac is not approved by Town Council, construction of the roadway, and any disturbance of private improvements, will be a civil matter between the developer and the individual property owners.*

Alternative Lot Layout – No Exception Needed

Item 3.

2025 Eagleview Aerial Imagery – via Fauquier County GIS



- · — · — Approximate location of Property Line – Subject Property
- · — · — Approximate location of New Secondary Front Setback

Potential Conflicts:

Existing Side-Yard Setback will become a Secondary Front Yard Setback

- Side Setback = 8 Feet
- Secondary Front Setback = 14 Feet

Creation of Non-Conforming Structures

- Home, Shed, Deck
- Restrictions on Future Improvements

*Determination of non-conformity requires the concurrence of the Town Attorney and Zoning Administrator per Z.O. 11-4 *Non-Conforming Uses & Structures*.

Disturbance of Existing Improvements

- Shed, Deck, Retaining Wall
- Stormwater Drainage Structures

**If the request for the cul-de-sac is not approved by Town Council, construction of the roadway, and any disturbance of private improvements, will be a civil matter between the developer and the individual property owners.*



- Required Spacing per VDOT = 250 Feet
- Available Spacing = 245.3 Feet

Intersections in close proximity can increase the potential for vehicle and pedestrian accidents.

Intersections that do not meet the minimum intersection separation distance requires the approval of an Access Management Exception from VDOT.

**VDOT is a recommending body to the Town; however, the Town Public Facilities Manual requires all roadway construction to meet VDOT standards.*

Considerations for Approval of Request

Initial Criteria:

- ☐ There must be an unusual situation; OR
- ☐ Strict adherence would result in substantial injustice or hardship.

The request must:

- ☐ Be consistent with the intent of the Ordinance; AND
- ☐ Preserve and protect the public interest.

Additionally, the request must:

- ☐ Be the minimum extent necessary for the circumstances.

Town Council may:

- ☐ Require actions by the subdivider to ensure that the purpose of the affected regulation is accomplished.

Subdivision Ordinance

Article 1 – Title and Purpose

Item 3.

Section 1.3 Purpose

*The purpose of this Ordinance is to establish reasonable and desirable subdivision standards and procedures for the Town of Warrenton. These are part of the implementation portion of the comprehensive planning process **to guide and facilitate the orderly growth of the community, and to promote the public health, safety, convenience, and welfare.** More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for appropriate development and to make possible the provision of public services in a safe, adequate, and efficient manner. Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This Ordinance is designed to assist the Town in meeting these responsibilities.*

Timeline for Planning Commission Recommendation:

100 Days from August 19, 2025 = Wednesday, November 26, 2025

Scheduled November Planning Commission Meeting – Thursday, November 18, 2025

Staff Recommended Conditions of Approval

Form Resolutions of both Approval and Denial
included as Attachments to the Staff Report/Agenda. Item 3.

1. Development of the subject property must be in substantial conformance with the drawings and documents submitted as a part of this request. Minor adjustments may be made to the location, size and dimensions of lots, streets, sidewalks and open spaces, so as to meet all applicable zoning and engineering requirements as regulated by the Zoning Ordinance, Public Facilities Manual, Town Code and State Code, as approved and authorized by the Zoning Administrator as a part of the required Site Development Plan.
2. The proposed subdivision is authorized to include a maximum of eight (8) residential lots, as generally depicted on the submitted drawings. Any increase in the number of lots shall require the submission and approval of an amended exception request.
3. A high-visibility crosswalk shall be installed at the intersection of Madison Lane and Meadowview Lane, as well as all required stop, street name, no-parking, and other signage as required by the Public Facilities Manual and current MUTCD.
4. A sidewalk shall be provided from the terminal cul-de-sac on "Public Road A" to Old Meetze Road, a minimum of five (5) feet wide, constructed of concrete, and located within a public access easement. The location of the sidewalk may be adjusted as necessary so as to allow for accessibility, landscape buffering, topography constraints, and other design considerations that will moderate potential impacts on adjoining properties, as approved and authorized by the Zoning Administrator.
5. A sidewalk shall be provided along the full length of the subject property's Old Meetze Road frontage, connecting to the end of the existing sidewalk that is along the frontage of the Monroe Estates subdivision. The northern terminus of the sidewalk shall be designed and constructed so as to allow for convenient connection and future extension northwards along Old Meetze Road.
6. No subdivision signage or other subdivision development indicator is permitted at the subject property's Old Meetze Road frontage, with the exception of required roadway signage, or pedestrian wayfinding or historical markers totaling no more than nine (9) square feet in size and a maximum of three and a half (3.5) feet in height.
7. All street lights within the subdivision shall consist of fully-shielded, full cut-off fixtures with a maximum color temperature of 3,000 K.
8. No temporary or permanent signage is permitted to be installed below the southern boundary line of the subject property indicated on the submitted drawing as S48°31'15"W, or anywhere within the Monroe Estates subdivision area at any time during construction of the subdivision improvements or individual homes. This prohibition shall include, but not be limited to, real estate advertisements, "for sale" signage, subdivision name signs, construction signs, or signs advertising home builders or contractors, or similar. Any signs installed in violation of this condition shall be subject to immediate removal by the Zoning Administrator, and the cost of such removal shall be paid by the Property Owner to the Town immediately upon demand, at a rate of no less than \$200 per sign.
9. No construction-related traffic, to include vehicles or equipment, shall be permitted to use Meadowview Lane to exit or enter the subject property; all traffic related to subdivision, site or home construction shall exit/enter to the north, via Ranger Drive and John Williams Way within the Warrenton Crossing subdivision. Violations of this condition shall be the responsibility of the Property Owner, and subject to a fine of no less than \$200 per vehicle, per trip, or per instance, where such fine shall be paid by the Property Owner to the Town immediately upon demand.

An aerial photograph of a town street, likely in a historic district. The street runs vertically through the center, flanked by various buildings. On the left, there are several multi-story brick buildings with white window frames. On the right, there are more varied buildings, including a large white building and a smaller red brick building. A large, leafy tree is prominent in the lower right corner. The overall scene is a mix of historic architecture and modern urban development.

Questions?

PLANNING COMMISSION PUBLIC HEARING
September 16, 2025

Public Hearing for LWAV - 2025 - 02 Daniels Property

[illegible]